



Appeal Decision

Site visit made on 29 June 2020

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th July 2020

Appeal Ref: APP/C9499/D/20/3252454

Lane Ends Barn, Dubbs Lane, Buckden, Skipton, North Yorkshire BD23 5JA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Catherine Lois Pickering against the decision of Yorkshire Dales National Park Authority.
 - The application Ref C/13/115B, dated 14 February 2020, was refused by notice dated 14 April 2020.
 - The development proposed is the creation of a new window opening to serve an existing bathroom.
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Decision

1. The appeal is allowed and planning permission is granted for the creation of a new window opening to serve an existing bathroom at Lane Ends Barn, Dubbs Lane, Buckden, Skipton, North Yorkshire BD23 5JA in accordance with the terms of the application Ref: C/13/115B dated 14 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and existing and proposed plans.
 - 3) The materials to be used in the carrying out of the development hereby permitted shall be in accordance with those specified in the application and shall be retained as such thereafter.
 - 4) All new lintels, sills and jambs shall be of natural stone and shall match those examples within the existing building in terms of type of natural stone, colour, dimensions (including extent of lateral projection beyond the sides of the opening and forward projection from the wall surface), surface texture and tooling to the external finish.
 - 5) The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set and shall be retained as such thereafter.

Main Issues

2. The main issues are the effect of the appeal proposal on the character and appearance of the host property and its implications in relation to the setting of the Buckden Conservation Area (the conservation area).

Reasons

3. The appeal property is a barn conversion situated on the north western fringe of Buckden, with the building being of mid-late 19th century origin. It incorporates a variety of openings on both its main elevations. It is an attractive, traditional stone building, identified within the evidence as a non-designated heritage asset. The property sits outside of, but not a significant distance from, the conservation area which encompasses the main body of the village.
4. The proposal relates to the provision of a new oak framed single pane casement window to serve a first-floor bathroom within the south west facing elevation of property. Whilst set slightly above the road, the elevation is not prominent from the main public viewpoint when approaching from the west along Dubbs Lane due to mature planting to the west of the property and signage within the highway which obscure views towards the site.
5. I have considered guidance within the SPD¹ which advises that buildings should be adapted in the least intrusive way possible and which warns against the insertion of new openings which can take away from the character of a building.
6. However, the evidence indicates that five openings including two doorways and three windows have previously been inserted into what was formerly a blank elevation. The openings are placed randomly and vary in size. Within this context, the insertion of one further relatively modest window would not reduce the existing legibility of the building as a former barn. It would not therefore detract from its architectural or historic value and would not subsequently harm its significance or detract from the character and appearance of the building.
7. The boundary of the conservation area sits closely to the south east of the appeal site. The Conservation Area Appraisal² identifies this north western part of the conservation area as character area 2 where its significance lies with its characteristics as a loosely packed agricultural area comprising partly of loosely packed structures and farmsteads. Given my conclusions above (that the proposal would not reduce the existing legibility of the building as a former barn), I do not consider that the proposal would detract from the setting of the conservation area or harm its significance.
8. The proposal would therefore comply with Policies SP1, SP2, SP4, L1 and L3 of the Yorkshire Dales National Park Local Plan (2016) which seek amongst other things to ensure that; development is sustainable; proposals protect heritage assets and the character and appearance of the area; buildings are suitably converted and that development is of a high quality design. The proposal would not conflict with the SPD and would be compliant with the National Planning Policy Framework.

¹ Yorkshire Dales National Park Design Guide

² Conservation Area Appraisals in the Yorkshire Dales National Park 'Buckden' (2010)

Conditions

9. Apart from some minor alterations in the interests of brevity and precision I have attached the conditions suggested by the National Park Authority. As well as the standard conditions, conditions 3-5 are necessary in the interests of the character and appearance of the building.

Conclusion

10. For the reasons set out above, I conclude that the appeal should be allowed subject to the conditions.

T J Burnham

INSPECTOR