



Appeal Decisions

Inquiry held on 15-17 June 2021

Site visits made on 14 and 17 June 2021

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 June 2021

Appeals A and B Refs: APP/C2708/C/18/3206803 and 3206804

Nutter Cote Farm, Church Road, Thornton in Craven, Skipton BD23 3TT

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeals are made by Mr David Eckersall and Mrs Christina Davey Eckersall against an enforcement notice issued by Craven District Council.
- The enforcement notice was issued on 6 June 2018.
- The breaches of planning control as alleged in the notice are, without planning permission; 1. The carrying out of building operations, namely the excavations and the construction of concrete foundations on the site; 2. The construction of entrance gates to the site; 3. The material change of use of the land from agricultural use to the use of land for storage of building materials, machinery and equipment on the site; 4. The material change of use of the land from agricultural use to the use of land for siting of an unauthorised shipping container on the site; 5. The construction of a garage/garden storage building on the site; 6. The construction of an unauthorised raised platform on the site; 7. The carrying out of building operations, namely the excavation and installation of a septic tank in the field to the east of the garage/garden storage building on the site; 8. The material change of use of the land from agricultural land to use for the siting of a static caravan on the site; 9. The construction of free standing dry stone walls within the site (which for the avoidance of doubt excludes the dry stone wall that makes up the southern boundary to the site to Church Road (B6252)); 10. The material change of use of the land from agricultural land to use for an access track on the site (heading east from the garage/garden storage building); and 11. The erection of temporary fencing along the site boundary (with Church Road B6252) on the site.
- The requirements of the notice are 1. All concrete to be removed from excavated trenches and permanently removed from the site with all trenches to be back filled with only clean soil; 2. Permanently remove the unauthorised entrance gates from the site; 3. Permanently remove all building materials, machinery and equipment from the site; 4. Permanently remove the shipping container from the site; 5. Permanently remove the garage/garden storage building (with contents) from the site and dismantle and permanently remove the concrete floor and base on which the garage/garden storage building is situated and return the land to open countryside; 6. Permanently remove the raised platform from the site (together with any resultant materials and detritus) and return the land to open countryside; 7. Permanently remove the septic tank from the site and return the land to open countryside; 8. Permanently remove the static caravan from the site; 9. Permanently remove the free standing dry stone walls (which for the avoidance of doubt excludes the dry stone wall that makes up the southern boundary to the site to Church Road (B6252)) and return the land to open countryside; 10. Permanently remove the access track heading east from the garage/garden storage building (removing any resultant materials and detritus from the site) and return the land to open countryside; 11. Permanently remove the temporary fencing along the site boundary with Church Road (B6252).
- The period for compliance with requirement 8 is one month and with all other

requirements is three months.

- The appeals are proceeding on the grounds set out in section 174(2)(c), (f) and (g) of the Town and Country Planning Act 1990 as amended and the appeal by Mr Eckersall is also proceeding on the grounds set out in section 174(2)(a) of the Act.
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Appeal C Ref: APP/C2708/Y/18/3205437

Nutter Cote Farm, Church Road, Thornton in Craven, Skipton BD23 3TT

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr David Eckersall against the decision of Craven District Council.
 - The application Ref 2017/18629/LBC, dated 9 October 2017, was refused by notice dated 21 December 2017.
 - The works proposed are construction of former dwelling at Nutter Cote Farm.
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Appeal D Ref: APP/C2708/W/18/3205439

Nutter Cote Farm, Church Road, Thornton in Craven, Skipton BD23 3TT

- 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 Mr David Eckersall against the decision of Craven District Council.
 - The application Ref 2017/18628/FUL, dated 9 October 2017, was refused by notice dated 21 December 2017.
 - The development proposed is construction of former dwelling at Nutter Cote Farm.
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Appeal E Ref: APP/C2708/W/18/3213019

Nutter Cote Farm, Church Road, Thornton in Craven, Skipton BD23 3TT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr David Eckersall against the failure of Craven District Council to reach a decision on the application.
 - The application Ref 2018/19082/FUL is dated 6 March 2018.
 - The development proposed is canine hydrotherapy centre.
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Decisions

Appeals A and B Refs: APP/C2708/C/18/3206803 and 3206804

1. The enforcement notice is corrected by:
 - a. The deletion of 'open countryside' in requirements 5, 6, 7, 9 and 10 in section 5 of the notice and the substitution instead in each case of 'its former condition';
 - b. The deletion of 'from agricultural use' in breaches of planning control 3, 4, 8 and 10 in section 3 of the notice;
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- c. The deletion of 'septic' in breach of planning control 7 in section 3 of the notice and in requirement 7 in section 5 of the notice and the substitution instead and in each case of 'storage';
 - d. The deletion of 'The material change of use of the land from agricultural land to use for' in breach of planning control 10 in section 3 of the notice and the substitution instead of 'The construction of'.
2. The ground (c) appeals are allowed in so far as they relate to breaches of planning control 2, 3, 4, 6, 7, 8, 9 and 11 and the enforcement notice, subject to the corrections, is quashed in so far as it relates to these breaches.
3. The ground (a) appeal is allowed in so far as it relates to breaches of planning control 5 and 10 and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely the construction of a garage/garden storage building and the construction of an access track on land at Nutter Cote Farm, Church Road, Thornton in Craven, Skipton.
4. The ground (f) appeals are allowed in so far as they relate to breach of planning control 1 and the enforcement notice is varied by the deletion of the text in requirement 1 in section 5 of the notice and the substitution instead of 'All trenches to be backfilled with gravel'.

Appeal C Ref: APP/C2708/Y/18/3205437

5. The appeal is allowed and listed building consent is granted for construction of former dwelling at Nutter Cote Farm, Church Road, Thornton in Craven, Skipton in accordance with the terms of the application Ref 2017/18629/LBC, dated 9 October 2017, and the plans submitted with it, subject to the conditions set out in a schedule attached to this decision.

Appeal D Ref: APP/C2708/W/18/3205439

6. The appeal is allowed and planning permission is granted for construction of former dwelling at Nutter Cote Farm, Church Road, Thornton in Craven, Skipton in accordance with the terms of the application Ref 2017/18628/FUL, dated 9 October 2017, and the plans submitted with it, subject to the conditions set out in a schedule attached to this decision.

Appeal E Ref: APP/C2708/W/18/3213019

7. The appeal is dismissed.

Procedural matters

8. Nutter Cote Farm has been referred to in some appeal documents as 'Nuttercote Farm'. The property will be referred to as 'Nutter Cote Farm' throughout this document.
9. The description of the development in Appeals C and D is that given on the decision notices issued by the Council. It accurately describes the works and development that are, respectively, the subjects of Appeals C and D.

Nullity and corrections to the enforcement notice

10. Before and at the Inquiry the Appellants' Agent expounded the view that the enforcement notice is a nullity, because the use of the phrase 'open countryside' in requirements 5, 6, 7, 9 and 10 is ambiguous and the Appellant cannot know, in respect of these requirements, what he is required to do to remedy the relevant breaches of planning control. The phrase is a strange one to use in any requirement of an enforcement notice and the Council could, and should, have phrased the five requirements differently. But it is not so ambiguous, given that it requires consideration of the character of land, that the notice is a nullity. However, as discussed at the Inquiry, the notice must be corrected to substitute, as is used frequently, the phrase 'its former condition' for 'open countryside'. Making this correction does not prejudice either the Appellants or the Council. Other uncontentious corrections have been made to the enforcement notice that also do not prejudice either the Appellants or the Council.

Background information

11. Nutter Cote Farm is a property on the north side of Church Road. Until about May 2016 a two-storey end terraced cottage existed in the south-west corner of the property. This cottage was attached to Nether Cote Cottage which is attached to Nether Cote Barn, also a dwelling. The three attached cottages were the three elements of a Grade II listed building. The listing description describes the building to be 'Laithe house, probably late C18, enlarged C19'. The cottage at Nutter Cote Farm, which was unlawfully demolished in 2016, was the 'enlarged C19' element.

12. In 2015 planning permission and listed building consent were granted for 'Demolition of rear east end extensions. Raising of existing bathroom roof. Constructing new living and bedroom rear and east end extension. Constructing new garage and garden store'. The permitted demolition works were carried out in April 2016 and the Council accepts that the planning permission and the listed building consent were lawfully implemented. Subsequent to the permitted demolition works the cottage was demolished and, though the permission and consent remain extant, the Appellant accepts that they cannot be fully implemented because the cottage no longer exists.

Reasons

13. The order in which the appeals are determined was discussed at the Inquiry and the main parties agreed that the order was a matter for the Inspector. Appeals C and D will therefore be determined before Enforcement Appeals A and B and the outcome of the former appeals will be taken into account in determination of the latter appeals. Appeal E will be determined last.

Appeal C Ref: APP/C2708/Y/18/3205437

14. Planning and listed building consent applications have been submitted recently for the construction of a dwelling at Nutter Cote Farm similar to those that were granted planning permission and listed building consent in 2015. The applications, though they remain unvalidated, have been the subject of discussions between Mr Skelton for the Applicant and Mr Hinchcliffe for the Council. Those discussions resulted in the submission of a Method Statement, by a Conservation Accredited Architect, "...to assist with the sensitive reconstruction..." of Nutter Cote

Farm. The Method Statement addresses the Council's concerns that the reconstruction works would, principally, be authentic and can be applied to the works that are the subject of this appeal. The Council has thus withdrawn their sole reason for refusal of the application and has accepted that listed building consent can be granted, subject to the imposition of conditions, one of which would require the works to be carried out in accordance with the Method Statement.

15. The appeal succeeds and listed building consent has been granted for construction of former dwelling at Nutter Cote Farm, Church Road, Thornton in Craven, Skipton subject to conditions set out in a schedule.

16. A list of conditions was discussed, and generally agreed, by the main parties at the Inquiry. These have been imposed but have been amended and/or combined, where necessary, in the interests of clarity and precision and in the light of the tests for conditions in the National Planning Practice Guidance. With regard to a condition requiring the prior approval of details of windows a scale of 1:10 is an inappropriate scale, so 'an appropriate scale' has been substituted.

Appeal D Ref: APP/C2708/W/18/3205439

17. The Council, given their revised position regarding the works that are the subject of Appeal C, have withdrawn two of their three reasons for refusal of the application that is the subject of Appeal D. The remaining reason for refusal relates to compliance of the proposed development with the Local Plan.

18. The main issue is whether the proposed development would comply with policies in the Craven Local Plan 2012-2032 (CLP).

19. The Council maintains that the proposed development does not comply with CLP policy SP4 and that, therefore, it also does not comply with CLP policy SD1. Policy SP4, for residential development in the countryside, states, at section K, that development will be supported provided that, at (b), the proposal is required in order to secure significant improvements to the environment or conservation of a designated heritage asset, and such development would represent the optimal viable use of a heritage asset. The Council accepts that residential use would be the optimal viable use of the reconstructed dwelling.

20. The Council reads CLP policy SP4K(b) to mean that the proposal is required in order to secure significant improvements to the environment or significant improvements to conservation of a designated heritage asset. This is not a proper or reasonable reading of the policy. The policy is plain and clear that it requires either 'significant improvements to the environment' or 'conservation of a designated heritage asset'. The Council accepts that the proposed development would contribute to the conservation of a designated heritage asset and it must therefore be concluded that the proposal complies with CLP policy SP4 and thus with CLP policy SD1: The Presumption in Favour of Sustainable Development.

21. The proposed development would comply with the CLP, the up-to-date development plan for the District. In these circumstances the National Planning Policy Framework dictates that planning permission should be granted without delay. The appeal thus succeeds and planning permission has been granted for construction of former dwelling at Nutter Cote Farm, Church Road, Thornton in Craven, Skipton subject to conditions set out in a schedule.

22. A list of conditions was discussed, and generally agreed, by the main parties at the Inquiry. The agreed conditions have been imposed but have been amended and/or combined, where necessary, in the interests of clarity and precision and in the light of the tests for conditions in the National Planning Practice Guidance. A condition suggested by the Council relating to biodiversity of the green corridor is vague and unclear because there is no designated green corridor. This suggested condition is, furthermore, unnecessary and has not therefore been imposed.

Appeals A and B Refs: APP/C2708/C/18/3206803 and 3206804

The ground (c) appeals

23. There is no reason to suppose, given the planning history of Nutter Cote Farm and the recent submission of further applications, that the Appellants would not implement the planning permission granted under Appeal D. It is likely, furthermore, that the development would be commenced immediately. The provisions of Class A of Part 4 of Schedule 2 of The Town and Country (General Permitted Development) Order 2015 (the GPDO) can therefore be taken into account. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being carried out on land, or on land adjoining that land, is permitted development under the provisions of Class A of Part 4 of Schedule 2 of the GPDO.

24. The storage of buildings materials, machinery and equipment on the site, the siting of a shipping container for storage purposes, the siting of a static caravan for the Appellants to live in whilst the building works are being carried out, the construction of a raised platform on which to site the caravan, and the installation of a storage tank are all works and items required temporarily in connection with and for the duration of the building works to be undertaken in accordance with the planning permission granted in this decision. They are the subjects of breaches of planning control 3, 4, 6, 7 and 8. The gates and fencing that are the subjects of breaches of planning control 2 and 11 are reasonably required for security purposes and are also required temporarily in connection with and for the duration of the building works.

25. The Council accepts that the free standing dry stone walls, the subjects of breach of planning control 9, are permitted development under the provisions of Class A of Part 2 of Schedule 2 of the GPDO.

26. The excavations for and construction of concrete foundations, the garage/garden store building and the access track, the subjects of breaches of planning control 1, 5 and 10, are not connected with or required for the duration of the building works to be undertaken in accordance with the planning permission granted in this decision.

27. The ground (c) appeals succeed for breaches of planning control 2, 3, 4, 6, 7, 8, 9 and 11 and fail for breaches of planning control 1, 5 and 10. The enforcement notice has been quashed in so far as it relates to breaches of planning control 2, 3, 4, 6, 7, 8, 9 and 11. The ground (a), (f) and (g) appeals made in regard to these breaches of planning control do not need to be considered.

The ground (a) appeal

28. The Appellant has made no claim that excavations for and construction of concrete foundations should be granted planning permission under ground (a). The ground (a) appeal, taking into account the partial success of the ground (c) appeals, therefore relates only to breaches of planning control 5 and 10. The main issue is the effect of the garage/garden store building and the access track on the character and appearance of the area.

29. The garage/garden store building was constructed pursuant to the planning permission granted in 2015 but has not been built in accordance with the approved drawing. It is about 0.5 metres deeper, about 3 metres wider and slightly higher to the ridge, and its materials are different. But the building approved in 2015 is a fallback position and the building as constructed must be judged with this in mind. The building is set down slightly from Church Road and is screened in views from the road by mature and dense vegetation. In views from other directions it is seen against a backdrop of this high vegetation and the building is appropriately clad on all faces by dark profiled metal cladding. The building, on its own merits, does not adversely affect the character and appearance of the area.

30. The access track is a surface treatment of crushed stone and is close to the north and east of the static caravan. The track is innocuous in itself and is typical of small areas in the countryside that have a surface treatment to prevent damage being caused to the ground beneath in wet weather conditions. The access track does not adversely affect the character and appearance of the area.

31. The garage/garden store building and the access track do not adversely affect or cause harm to the character and appearance of the area and do not conflict with any CLP policies. The ground (a) appeal succeeds in so far as it relates to breaches of planning control 5 and 10 and planning permission has been granted for the construction of a garage/garden storage building and the construction of an access track on land at Nutter Cote Farm, Church Road, Thornton in Craven, Skipton. The ground (f) and (g) appeals made in regard to these breaches of planning control do not need to be considered.

The ground (f) appeals

32. The ground (f) appeals relate to breach of planning control 1. There is no justification for the concrete foundations to be removed. All that is required is for the trenches to be backfilled with gravel. The ground (f) appeals are allowed and the enforcement notice is varied by the substitution of text in requirement 1 with 'All trenches to be backfilled with gravel'. The ground (g) appeals made in regard to this breach of planning control do not need to be considered.

Appeal E Ref: APP/C2708/W/18/3213019

33. The main issues are: first, the effect of the proposed canine hydrotherapy centre on the character and appearance of the area; and second, whether the development would be consistent with planning policies for the countryside.

The first issue – the character and appearance of the area

34. The proposed building would be on land to the east of Nutter Cote Farm and to the north of Church Road. A new access off Church Road would be created requiring the removal of one tree and a section of recently planted hedgerow. The

access driveway would lead to a parking area in front of the building, which would be about 19.6 metres wide, 17 metres deep, 4 metres high to the eaves, and 5.8 metres high to the ridge. The external walls of the building would be blockwork up to about 2.2 metres with vertical timber Yorkshire boarding above, and the gable roof would be profiled metal sheeting. The Design and Access Statement states that "The unit has been designed to replicate a traditional modern barn which are very common in the area, therefore it will not look out of place".

35. CLP policy ENV1 'Countryside and Landscape', amongst other things, expects new development proposals in those areas not subject to national landscape designations, to at least respect and safeguard the landscape character of the area. The policy requires proposals to have regard to the relevant Landscape Character Appraisal and to the relevant National England Character Areas and the North Yorkshire and York Landscape Characterisation Project. CLP policy ENV3 'Good Design' requires development, amongst other things, to respond to context and to be based on a proper understanding and appreciation of environmental features.

36. The building would be located in an area characterised, in the Craven Landscape Character Appraisal, as rolling drumlin field pasture within a semi-enclosed lowland area, and in the Natural England Character Areas Appraisal the area is within the Lancashire Valleys Character Area where the conservation of the characteristic landscape is supported. The North Yorkshire and York Landscape Characterisation Project places the site within the Drumlin Valleys character area where a key characteristic is a predominantly rural character with hedgerows and hedgerow trees providing a localised sense of enclosure.

37. Trees, hedgerows and other vegetation on the north side of Church Road do provide a sense of enclosure to the site but only on one side. In other directions the landscape is largely open and from a country road off Church Road close by to the east there are clear views across the narrow part of a field towards the site. In these views the building would be visible against a backdrop of the trees alongside Church Road, and the building would also be glimpsed through roadside vegetation from this road, particularly during winter months.

38. It is claimed that the building is 'relatively small scale' but this is only by comparison with some agricultural buildings. The building would be, on its own, a large building. Furthermore, agricultural buildings are generally elements of farm complexes whereas the proposed building would be remotely located. In this context replicating a modern barn would be, in design terms, inappropriate. Furthermore, the building would have large areas of aluminium framed glazing on its west elevation and aluminium framed windows and doors on its other elevations, and it would be placed within a landscaped setting. Taking all of these factors into account, and notwithstanding the planting that is proposed, the building would look out of place and would be visually unattractive and intrusive.

39. The proposed development would have a significant adverse effect on the character and appearance of the area, would not respect the landscape character of the area, and would not respond adequately to the context of its surroundings. The proposed development thus conflicts with CLP policies ENV1 and ENV3.

The second issue – planning policies for the countryside

40. CLP policy SD1 reiterates the presumption in favour of sustainable development that is set out in the National Planning Policy Framework (NPPF). CLP

policy EC3 'Rural Economy' states that the rural economy will be supported and that this will be achieved by, amongst other things, enabling enterprise and supporting economic development proposals that will benefit the rural economy, environment and quality of life, and by helping new rural businesses to succeed. Paragraph 84 of the NPPF, in a section on 'Supporting a prosperous rural economy', states that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.

41. The Appellant maintains that there is "...no aspect of the NPPF that requires the Applicant for a proposal involving economic development in an open countryside location to submit evidence to demonstrate a proven need or a clear justification for such development". But economic development that would benefit the rural economy would only do so if the development would achieve viability and would be sustained in the future. If there is no proven need for a business, irrespective of its location, then a building permitted and built for the business would become redundant. It is not unreasonable to question the need for a canine hydrotherapy centre if there is a possibility that there is insufficient need and that granting planning permission would result in an unused building in an open countryside location that provides no benefit to the rural economy.

42. It is worth returning to first principles by reference to paragraph 7 of the NPPF, which states that "At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs" (emphasis added). The Appellant has made no claim that the proposed canine hydrotherapy centre requires a countryside location, nor has he submitted any evidence to demonstrate that the facility would 'meet the needs of the present'. There is no certainty that the proposed development would be sustainable and would benefit the rural economy and the environment. In these circumstances the proposed canine hydrotherapy centre would not be sustainable development and would conflict with CLP policies SD1 and EC3.

Other matters

43. There is no reason to suppose that highway verges alongside Church Road would not be maintained by the Highway Authority in the future, as they are currently, and that adequate visibility splays would not be achievable at the proposed site access. The proposed development would not result in any adverse consequences for highway safety. All other matters mentioned in support of the appeal have been taken into account but they do not, either individually or collectively, outweigh the overall conclusion.

Conclusion

44. The proposed development would have a significant adverse effect on the character and appearance of the area and would not be sustainable development, and conflicts with CLP policies ENV1, ENV3, SD1 and EC3. The appeal thus fails and planning permission is refused for a canine hydrotherapy centre on land at Nutter Cote Farm, Church Road, Thornton-in Craven, Skipton.

John Braithwaite

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr J Hunter

Barrister

He called

Mr A Skelton BSc(Hons)
DipTP MRTPI

Partner of Steven Abbott Associates LLP

FOR THE LOCAL PLANNING AUTHORITY:

Mr A Ranatunga

Barrister

He called

Mr B Hinchcliffe
BA(Hons) BPlan MRTPI
IHBC

Principal of Hinchcliffe Heritage

Mr D Coates MSc MRTPI

Principal Planning Officer

Schedule of Conditions for Listed Building Consent 2017/18629/LBC

1. The works authorised by this consent shall begin not later than three years from the date of this consent.

Reason: to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby authorised shall be carried out in accordance with the following approved plans and documents: Site Location Plan, Proposed Sketch Plan C Plans + Elevations Drwg No. SKC01 Rev A, and the Method Statement by Rebecca Grimshaw dated May 2021.

Reason: for the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of construction of the walls of the dwelling hereby authorised, a 1m x 1m panel of stonework and pointing shall be erected on site and shall be made available for inspection by, and shall be approved in writing by, the local planning authority. Stonework and pointing shall be carried out in accordance with the approved panel.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

4. Prior to the commencement of construction of the roof of the dwelling hereby authorised, a sample area measuring 1.5m x 1.5m shall be erected on site and shall be made available for inspection by, and shall be approved in writing by, the local planning authority. The roof shall be constructed in accordance with the approved sample area.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

5. Stone walls of the dwelling hereby authorised shall be built and pointed using lime-based mortar in accordance with the specifications contained in the Method Statement by Rebecca Grimshaw dated May 2021.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

6. The fireplace, principal ground floor ceiling beam/joist, floorboards, roof structure and staircase of the dwelling hereby authorised shall be constructed in accordance with specifications set out in the Method Statement by Rebecca Grimshaw dated May 2021.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

7. Prior to any windows being installed in the dwelling hereby authorised, and notwithstanding the specifications set out in the Method Statement by Rebecca Grimshaw dated May 2021, working drawings at an appropriate scale of all windows shall be submitted to and approved in writing by the local planning authority. The windows shall be constructed in accordance with the approved drawings.

Reason: to ensure an appropriate standard of construction and detailing to accord with Policies ENV2 and ENV3 of the Craven Local Plan and the NPPF.

8. Prior to the commencement of external decoration of the dwelling hereby authorised details of all timber surface treatment shall be submitted to and

approved in writing by the local planning authority. External decoration shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate standard of construction and detailing to accord with Policies ENV2 and ENV3 of the Craven Local Plan and the NPPF.

9. Prior to the commencement of roof works on the dwelling hereby authorised details of rainwater goods shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: to ensure an appropriate standard of construction and detailing to accord with Policies ENV2 and ENV3 of the Craven Local Plan and the NPPF.

10. Prior to the installation of any electric vehicle charging point at the dwelling hereby authorised details of the size, form and location of the electric charging vehicle point shall be submitted to and approved in writing by the local planning authority. An electric vehicle charging point shall be installed in accordance with the approved details.

Reason: to ensure the development is ready for charging points to accord with Policy INF7 of the Craven Local Plan and the NPPF.

Schedule of Conditions for Planning Permission 2017/18628/FUL

1. The development hereby permitted shall begin not later than three years from the date of this consent.

Reason: to comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site Location Plan, Proposed Sketch Plan C Plans + Elevations Drwg No. SKC01 Rev A, and the Method Statement by Rebecca Grimshaw dated May 2021.

Reason: for the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of construction of the walls of the dwelling hereby permitted, a 1m x 1m panel of stonework and pointing shall be erected on site and shall be made available for inspection by, and shall be approved in writing by, the local planning authority. Stonework and pointing shall be carried out in accordance with the approved panel and thereafter retained.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

4. Prior to the commencement of construction of the roof of the dwelling hereby permitted, a sample area measuring 1.5m x 1.5m shall be erected on site and shall be made available for inspection by, and shall be approved in writing by, the local planning authority. The roof shall be constructed in accordance with the approved sample area.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

5. Stone walls of the dwelling hereby permitted shall be built and pointed using lime-based mortar in accordance with the specifications contained in the Method Statement by Rebecca Grimshaw dated May 2021.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

6. The fireplace, principal ground floor ceiling beam/joist, floorboards, roof structure and staircase of the dwelling hereby permitted shall be constructed in accordance with specifications set out in the Method Statement by Rebecca Grimshaw dated May 2021.

Reason: to ensure an appropriate standard of construction and detailing to accord with policy ENV2 and ENV3 of the Craven Local Plan and the NPPF.

7. Prior to any windows being installed in the dwelling hereby permitted, and notwithstanding the specifications set out in the Method Statement by Rebecca Grimshaw dated May 2021, working drawings at an appropriate scale of all windows shall be submitted to and approved in writing by the local planning authority. The windows shall be constructed in accordance with the approved drawings.

Reason: to ensure an appropriate standard of construction and detailing to accord with Policies ENV2 and ENV3 of the Craven Local Plan and the NPPF.

8. Prior to the commencement of external decoration of the dwelling hereby permitted details of all timber surface treatment shall be submitted to and approved in writing by the local planning authority. External decoration shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate standard of construction and detailing to accord with Policies ENV2 and ENV3 of the Craven Local Plan and the NPPF.

9. Prior to the commencement of roof works on the dwelling hereby permitted details of rainwater goods shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: to ensure an appropriate standard of construction and detailing to accord with Policies ENV2 and ENV3 of the Craven Local Plan and the NPPF.

10. Prior to first occupation of the dwelling hereby permitted details of the size, form and location of an electric vehicle charging point shall be submitted to and approved in writing by the local planning authority. An electric vehicle charging point shall be installed in accordance with the approved details.

Reason: to ensure the development is ready for charging points to accord with Policy INF7 of the Craven Local Plan and the NPPF.

11. Prior to first occupation of the dwelling hereby permitted details of broadband connectivity shall be submitted to and approved in writing by the Local Planning Authority. Broadband connectivity shall be provided in accordance with the approved details before first occupation of the dwelling.

Reason: to ensure the dwelling has broadband connectivity as required by Policy INF5 of the Craven Local Plan and the NPPF.