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## Appeal Decision

Site visit made on 7 June 2022

**by Ms S Watson BA(Hons), MCD, MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 29<sup>th</sup> June 2022**

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**Appeal Ref: APP/C9499/Y/21/3287027**

**Coach House, Calton, BD23 4AD**

- 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 R Wellock against the decision of Yorkshire Dales National Park Authority.
  - The application Ref C/16/12S/LB, dated 19 May 2021, was refused by notice dated 15 July 2021.
  - The works proposed are Listed building consent for formation of new ground floor window to living room (south elevation).
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### Decision

1. The appeal is allowed and listed building consent is granted for formation of a new ground floor window to the living room (south elevation) at Coach House, Calton, BD23 4AD in accordance with the terms of the application Reference C/16/12S/LB dated C/16/12S/LB and the plans submitted with it subject to the following conditions.
  - 1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.
  - 2) The window frame shall be made from timber, painted white and shall be recessed back from the external face of the wall by a minimum of 150mm. All new lintels, sills and jambs shall be of natural stone to match those on the same elevation as the window hereby consented in colour, dimensions (including lateral projection from the wall surface), surface texture and tooling. The window and surround shall be retained as such thereafter.
  - 3) Prior to the installation of the window hereby approved, a plan shall be submitted to, and approved in writing by, the Local Planning Authority, indicating the details of the new window including cross sections of glazing bars, to a scale of not less than 1:20 or a specimen sample will be provided. The works shall be carried out in accordance with the approved details and retained as such thereafter.

### Preliminary Matters

2. As the proposal relates to works to a listed building I have had special regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

## **Main Issue**

3. The main issue is the effect of the window upon the significance of the Grade II listed buildings, Calton Hall Stables and Calton Hall.

## **Reasons**

4. Calton Stables is Grade II Listed and was previously a stables and store house associated with Calton Hall, a country house. It dates from the mid-19<sup>th</sup> century. The stables are two storeys high with two bays. It features mullioned windows, entrances with chamfered surround and cranked arch head, stone kneelers, coping, and finials to each gable end. The stables are bisected by the garden wall of Calton Hall. It has a close association with Calton Hall in terms of its use and proximity.
5. The significance of the stables, in the main, is derived from its association with Calton Hall; its age; materials and architectural detailing.
6. The proposed opening and window frame were inserted previously during the conversion from a stable to a dwelling. However, following negotiations with the Council as part of the conversion, it was infilled on the external elevation but remains internally. The two-storey elevation in which it is proposed already has a domestic appearance due to the existing four other domestic windows, although I appreciate that three openings are linked to the former uses of the building. The infilling has somewhat disturbed the stone in this location as the infilling is visible.
7. The window would be a sliding sash design with a reclaimed sandstone window surround to match the existing lounge window. It would be visually compatible with the other windows and would not adversely affect the original fabric of the building. Furthermore, it would not make the rear elevation any more domesticated than it already appears and the elevation's simplicity would be retained. For the above reasons, I conclude that the alterations preserve the building and its special interest.
8. The appeal building is within the setting of Calton Hall which is also a Grade II Listed Building. However, as I have found that the alterations preserve the special interest of the appeal building, that relationship would not be dimmed at all. As such the works would also preserve the setting of Calton Hall and its significance.
9. I conclude that the window preserves the significance of the Grade II listed buildings and the requirements of s.16(2) of the Act are satisfied. Therefore, I find no conflict with Policies SP1, SP4 and L1 of the Yorkshire Dales Local Plan (2015-2030) which, in combination, seek to ensure high quality design and protect heritage assets.

## **Other Matters**

10. The site is within the Yorkshire Dales National Park. Paragraph 176 of the National Planning Policy Framework says that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. It also says that the conservation and enhancement of cultural heritage are also important considerations and should be given great weight. As I find that the proposal preserves the significance of the Listed Building, I consequently find that the proposal would conserve the cultural heritage of the National Park.

### **Conditions**

11. In addition to the standard implementation condition, conditions are also imposed in respect of the design details of the window, in the interest of the preservation of the listed building.

### **Conclusion**

12. For the above reasons, the appeal is allowed subject to the conditions.

*Ms S Watson*

INSPECTOR