



**YORKSHIRE DALES**  
National Park Authority

Mr J R Wharton  
Craven House  
Brook View  
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North Yorkshire  
BD23 3EX

## PLANNING PERMISSION

Town and Country Planning Act 1990

Application No.	C/52/93C
Date Received	20 September 2022
Applicant	Brockenhurst Services Ltd
Proposal	Full planning permission for conversion of barn to 3 no. cottages for local occupancy or short term holiday lets
Location	Maypole Barn, Main Street, Long Preston, BD23 4PH
Decision date	14 July 2023

The Yorkshire Dales National Park Authority has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s):

### Conditions

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the details indicated in the following drawings/documents:-  
Application form  
Structural report  
Bat survey



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Design and access statement  
Received 22 September 2022  
Proposed site plan received  
13 March 2023  
Elevations plans No 3055.1 Rev D  
Received 26 April 2023

Reason : To define the plans/details to which this permission relates.

3. Notwithstanding the details shown on the approved plans, prior to their installation within the barn the following details, shown on scale drawings or as a sample, shall be submitted to and approved in writing by the Local Planning Authority:
  - i) The materials, design, dimensions, glazing thickness and profile of all new window frames, surrounds, sills and external doors. The reveals/recess of all windows and external doors (with the exception of the barn doors on the roadside elevation that shall be recessed as per the approved plans) shall be recessed a minimum of 150mm.
  - ii) The treatment and finish of all external woodwork.
  - iii) Full details of the proposed extraction, ventilation and pipework for the shower rooms/WCs and kitchen, including their position and external appearance. All rainwater goods including fixings shall be coloured black and fixed directly to the masonry of the building using rise and fall brackets.
  - iv) The flues indicated on the approved drawing 3055 1C shall have a matt black finish,
  - v) Details of the means of mitigating light emissions from rooflights. The rooflights shall be conservation type, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
  - vi) Details of the solar panels, including finish, fixings, depth of panel and distance protruding above the existing roofslope.

The development shall be carried out in accordance with the details thereby approved and retained as such thereafter.

Reason: To ensure that the character of the traditional building is retained and its external appearance is acceptable and the development protects the dark skies of the National Park, having regard to Policies SP4, L1 and L3 of the Yorkshire Dales Local Plan (2015-2030).

4. Notwithstanding the details on the approved plans or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking, re-enacting or modifying that Order, prior to any resurfacing or new surfacing or the construction of any boundary treatment, details of the following shall be submitted to and



approved in writing by the Local Planning Authority;

- i) All surfacing materials including the access, parking, turning and any paths and patios,
- ii) The proposed bin storage areas including position and any means of enclosure,
- iii) All boundary treatment, including the repair and retention of the- existing dry-stone walls as indicated on the approved site plan.

The surfacing, bin storage areas and boundary treatments shall be carried out in accordance with the details thereby approved prior to the first occupation of the dwelling and retained as such thereafter.

Reason: In the interests of visual amenity in accordance with policies SP4 and L3 of the Yorkshire Dales Local Plan (2015-2030).

5. The development shall be carried out in accordance with the following details and retained as such thereafter;
  - i) No part of the building shall be demolished and/or rebuilt except strictly as indicated on the approved drawings and the Structural Statement prepared by John Wharton . Any existing prominent stones (such as quoins, still, lintels, through-stones, etc.) need to be recorded and numbered on their bedding side, so they can be put back into their existing locations, in their existing orientation. The areas approved for rebuilding, including the reinstatement of existing openings, shall be constructed reusing the existing stone, and shall be bedded in and pointed with the approved lime mortar. All rebuilt walling shall be in a traditional solid-wall construction (two external stone leaves with rubble core), to match the existing in appearance with regard to manner of stone coursing/pattern. No new openings shall be created except as indicated on the approved drawing(s). Any approved new opening(s) shall have walled-up reveals using the dismantled stone from the new opening created; any sills and lintels shall be provided from machine-cut new stone, to match the existing stone type, with no tooling marks. The stonework of the approved new opening(s) shall be bedded in and pointed with the approved lime mortar.
  - ii) All pointing (including re-pointing) of historic, solid-wall stonework shall be carried out using a traditional lime mortar mix of 1 lime to 2.5 or 3 sharp, graded sand (aggregate), with added pozzolan if necessary. No other additives or cement shall be included. The pointing shall be flush with the stonework, and the aggregate exposed by tamping the initially set lime mortar with a stiff brush. The colour of the fully set lime mortar shall be off-white or buff.
  - iii) The external masonry shall not be sand or shot blasted, pressure cleaned or otherwise treated to remove, cover, paint or render the surface layer of the masonry such that the surface of the masonry retains its weathered appearance existing prior to works to convert the building.



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iv) The existing natural stone roofing slates shall be retained or reinstated following works to the roof. If removing any existing slates from a roof surface, they shall be stored/stacked in sequential order according to each course, so they can be put back into their existing locations, reinstating the correct number of courses and manner of their graduation on each roof surface. Any additional slates required for replacement of defective slates shall match the existing natural stone slates in stone type/colour/texture and dimensions. Replacement sandstone roof slates shall be of local origins, and blue or green slates nationally sourced; not foreign imports.

Reason: To ensure that the character of the traditional building is retained and its external appearance is acceptable, having regard to policies L1 and L3 of the Yorkshire Dales Local Plan (2015-2030).

6. Prior to the installation of any such fixtures to the building or within the site, details of any external lighting shall have been submitted and approved by the Local Planning Authority. The details shall include the purpose, number, position, type, size, specification and luminance of the lighting and the means of directing or use of cowling/shielding to prevent upward light spill. Any external lighting shall accord with the approved details thereafter.

Reason: To ensure that the character of the traditional building is retained and its external appearance is acceptable and the development protects the dark skies of the National Park, having regard to Policies SP4, L1 and L3 of the Yorkshire Dales Local Plan (2015-2030).

7. Should any works to the barn be commenced in the nesting season (March to August inclusive) a pre-commencement bird check shall be carried out with the results reported to the Local Planning Authority prior to any works commencing on the barn.

Reason: In the interests of protecting bird life at the site in accordance with Policies W1 and W2 of the Yorkshire Dales Local Plan 2015-2030.

8. There must be no access or egress by any vehicles between the highway and the application site at Maypole Barn, Main Street, Long Preston, BD23 4PH until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In



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measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety and in accordance with Policy SP4 of the Yorkshire Dales Local Plan (2015-2030).

9. Prior to the first occupation of the development hereby approved four bird boxes as indicated on approved drawing No 3055.1D shall be installed on the building and retained thereafter.

Reason: In the interests of biodiversity and to ensure that the proposal accords with Policy W2 of the Yorkshire Dales Local Plan 2015-30.

10. Should any significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority. The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

Reason: To enable the local planning authority to ensure that unexpected contamination at the site will not present significant environmental risks and that the site will be made 'suitable for use' in accordance with Policy SP4 of the Yorkshire Dales Local Plan (2015-2030).

11. Notwithstanding the provisions of Part 1 (excluding B), 2 (excluding D & E ) and 14 (excluding H & I) of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking, re-enacting or modifying that Order, no development of the description in these parts including the erection of any new building, extension or alteration of the buildings, modification or the addition of new windows, the installation of



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renewable energy equipment, the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus or the provision or replacement of a hard surface within the curtilage of the building shall be carried out on the site except in accordance with a planning permission granted by the Local Planning Authority.

Reason: In the interests of visual amenity and for the avoidance of doubt and in accordance with Policies SP4 and L2 of the Yorkshire Dales Local Plan (2015-2030).

12. Prior to any external works being carried out on the building a plan shall be submitted to and approved in writing by the local planning authority identifying all areas of the site and the site operations where dust may be generated together with mitigation proposals to ensure that dust is controlled so as not to travel beyond the site boundary.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of dust in accordance with Policy SP4 of the Yorkshire Dales Local Plan (2015-2030).

13. No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between:

- 08:00 hours and 18:00 hours Monday-Friday
- 08:00 hours and 13:00 hours on Saturdays
- Not at any time on Sundays or Bank Holidays

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy SP4 of the Yorkshire Dales Local Plan (2015-2030).

14. The solar panels hereby approved shall be removed from the roof if no longer required.

Reason: In the interests of preventing unnecessary infrastructure in accordance with Policy SP4 of the Yorkshire Dales Local Plan (2015-2030).

15. No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at the site have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.



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Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with Policy SP4 of the Yorkshire Dales Local Plan (2015-2030).

### **Informatives**

1. This permission shall be read in conjunction with the S106 agreement dated 4 July 2023 that restricts occupation of the dwellinghouse to local occupancy and restricts overhead lines.
2. No disturbance to any part of the roof structure, or external or internal wall surface adjacent to it, shall take place if protected species (bats & birds) are found to be present. In the event of bats and birds being present then the owner should contact Natural England or the National Park Authority for further advice.

### **Standard Note(s) to Applicant:**

- 1 This permission applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw, regulation or under the Building Regulations.
- 2 Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- 3 The permission to which this notice refers MAY contain the requirement to comply with certain conditions BEFORE any works are commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements of any condition attached to this permission, you are strongly advised to contact the Yorkshire Dales National Park Authority's Development Management team (01969 652345) for clarification BEFORE the commencement of any works.
- 4 The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires separate discharge of conditions application to be submitted which can take up to 8 weeks to be determined. Please contact the Yorkshire Dales National Park Authority's Development Management team should you require further information or go to: <https://www.yorkshiredales.org.uk/planning/applying-for-planning-permission/discharging-conditions-or-amending-permissions/>



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5 In reaching the decision the Authority has worked with the applicant in a positive and proactive manner by determining the application in accordance with local and national policy.

REDACTED BY YDNPA

**Richard Graham BA (Hons) MRTPI**

**Head of Development Management**

**Date: 14 July 2023**



## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. You must do so **within 6 months of the date of this notice**, however, if this is a decision to refuse planning permission for a **HOUSEHOLDER APPLICATION OR FOR A MINOR COMMERCIAL APPLICATION** you must do so **within 12 weeks of the date of this notice**.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an **ENFORCEMENT NOTICE**, issued within the two years before the date of the planning application, if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days of the date of this notice**. If the Enforcement Notice issued on the appeal site in question was not issued within the two years before the date of a Full Planning Permission then the period to submit the appeal would be **six months from the date of the LPA refusal decision notice**. The Planning Inspectorate's Procedural Guide sets it out on page 8 at:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/937642/Procedural\\_Guide\\_Planning\\_appeals\\_version\\_11\\_-\\_Final\\_1\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937642/Procedural_Guide_Planning_appeals_version_11_-_Final_1_.pdf)
- If an **ENFORCEMENT NOTICE** is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days of the date of service of the enforcement notice**, or **within 6 months (12 weeks in the case of a HOUSEHOLDER appeal) of the date of this notice**, whichever period expires earlier.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by **INQUIRY** then you must **notify the Local Planning Authority and Planning Inspectorate at least 10 days before submitting the appeal**. Further details are available on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>
- If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring the Council to purchase their interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



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- In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her. The circumstances in which such compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

**NOTE:**

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.



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## **START NOTICE**

Where relevant, this form, or an email giving this information, should be submitted before you start work to [planning@yorkshiredales.org.uk](mailto:planning@yorkshiredales.org.uk)

**C/52/93C**

**Maypole Barn, Main Street, Long Preston, BD23 4PH**

**Full planning permission for conversion of barn to 3 no. cottages for local occupancy or short term holiday lets**

Before you start work and/or submit this form, please make sure you have complied with or had approved any pre-commencement conditions, also note further conditions which may need approval.

I confirm that work commenced/will commence on the above application on:

..... / ..... / .....  
(date)

Name (please print): .....

Signature: .....