



**Department of Place**  
 Development Services  
 4th Floor Britannia House  
 Hall Ings  
 BRADFORD BD1 1HX  
 Tel: 01274 434605

## Application for a Lawful Development Certificate for a Proposed Use or Development

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Penelope

Surname

Hartley

Company Name

### Address

Address line 1

5 Ryecroft

Address line 2

Harden

Address line 3

Town/City

Bingley

Country

United Kingdom

Postcode

BD16 1DH

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes  
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

External works include:

Window on south elevation - replacement of rotten timber window (W1) with new top opening flush heritage uPVC casement window in heritage colour RAL 7048, subdivided into four panes.

Door on south elevation – replace ledge-and-brace shiplap door (D) with new composite shiplap stable door in heritage colour RAL 7048 with upper glazed panel, subdivided into four panes

Double garage doors on west elevation - replacement of aluminium double garage doors with a single large heritage uPVC window (non-opening) in heritage colour RAL 7048, bisected down the centre to form two large panes to replicate the garage door structure. New flagstone sill to be built along base of the opening to match the stone of the door jambs and lintel. Window to be set back 20mm into the opening to create reveals.

All door and window frames to be sealed to the stone surrounds using stone colour trowel mastic seals.

Exterior walls to be repointed with a NHL5.0 lime mortar colour matched to existing mortar.

Internal works include:

Floor - visqueen membrane and new floating 22mm marine plywood floor, set on masonry pads and tanalised timbers

Ceiling – install lateral restraints on purlins, insulate between rafters with 50mm Kingspan (or similar), remove one joist and 450mm of mezzanine floor, strengthen all other joists of mezzanine with parallel tanalised timbers, board over rafters and mezzanine floor with plywood

Walls – build additional internal support for flue, visqueen membrane and tanalised timber studs with 100mm Kingspan between and 22mm plywood overlay

Electricity supply – this will be upgraded to current regulatory electrical standards

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes  
 No

Has the proposal been started?

- Yes  
 No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The building has been used as a storeroom for the last 40 years and has never been fit for habitation in that entire period.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Land Registry Official Copy of Register Entry showing title proprietorship.  
Ryecroft Conservation Area Appraisal document of 2005, showing a photo of the outhouse on page 19 along with supporting text.  
Aerial photographs showing historic appearance and use of the outhouse in 1966 and 1995.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I believe that the renovation falls within permitted development rules because it will result in no material change to the structure or use of the outhouse and as such can continue to be classed as incidental to the enjoyment of my house at 5 Ryecroft.

The renovation is intended to ensure the long-term future of the building, whilst keeping it's essential character. The building, which is a positive asset to the conservation area, is at risk of decay: it has woodworm in internal timbers and unsealed rustic doors and windows.

In the short-term I would like to create a useable, secure and weathertight space that my daughter - who lives next door to me at 7-11 Ryecroft - can use as a workroom to carry out her costume-making work for theatre, television and film.

Her work is very low-key: she currently works alone in a spare bedroom in her own house. All of her customers are based remotely and have no need to visit her workroom. Her work is currently delivered to and from her house by courier, but each project (approximately six per year) requires no more than two deliveries inwards and outwards. Her house is situated at the end of a small fold off the main track (denoted Ryecroft on OS maps) through the hamlet, and the outhouse is located at the corner of the main track and the entrance to the fold. On this basis there will be no material increase in public traffic to the hamlet.

Her work generates very little noise – the only machinery she uses are domestic sewing machines, which operate at low noise levels and cannot be heard when doors and windows are closed.

The outhouse has been used for various practical purposes including a garage, washhouse, possibly a shop (according to conservation area appraisal document) prior to becoming a workshop/storeroom. In addition, in the 18th and 19th centuries Ryecroft would have been home to handloom weavers in the wool cloth trade, who would have been running cottage industries from their houses, as evidenced by the existence of the Ryecroft drying field located to the west of Chapel House. Therefore we consider that bringing the outhouse back into use as a costume-making workroom is very much in keeping with the history of the building and of the surrounding area.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

## Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Penelope Hartley

Date

30/03/2022