



## Development Management

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Ms Jacqueline Doidge  
42 East Lane  
Embsay  
SKIPTON  
BD23 6QD  
United Kingdom

**Officer Dealing:** Isabella Shepherd  
**Our Ref:** 2022/23721/CND

Date: 28th March 2022

Dear Ms Doidge

### Town and Country Planning Act 1990

**Application Number:** 2022/23721/CND  
**Proposal:** Application to discharge condition no.5 (materials) and no.6 (boundary treatments) on planning permission referenced 2019/20944/VAR  
**Location:** 42A East Lane, Embsay, Skipton, BD23 6QD,

I refer to the application as shown above and validated by Craven District Council on 3rd February 2022.

Please find below the Council's response in respect of the details submitted for each of the relevant condition(s):

The details submitted in connection with the following conditions **are satisfactory**:

5) Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, prior to the first use of any external materials on the dwellinghouse hereby permitted samples or full details of all materials to be used on the external surfaces of the dwelling (the external timber cladding, walling, rendering and roofing) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of materials. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To ensure the use of appropriate materials which are sympathetic to the character of the area and in the interests of visual amenity in accordance with Saved Policy H4 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan (1999).

Response: The applicant submitted photographs on the 3rd of February 2022 of the stone used for the wall, the cladding and render. This information was further clarified by a written description of the proposed materials. the following details were supplied by the applicant:

- Frake cladding from Howarth Timber: It's a mid-brown tone to start with but is proposed to weather naturally to a silver/grey colour and will match the design on the boundary fence.
- Yorkshire Stone from a local quarry is proposed for the walls and topped with a stone plinth layer to match. The mortar is to be raked out to give a dry-stone wall effect.



Paul Shevlin, Chief Executive  
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- Render is proposed for the middle section of the dwelling, the proposed colour is Mountain Grey which is one shade lighter than 42 East Lane.
- The proposed roof is a XF301 sedum blanket extensive green roof system with powder coated aluminium fascia to match the windows.

Subject to the implementation of the details, the materials are considered acceptable, and the condition can be discharged.

6) Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the first dwelling is occupied, and shall be retained as such thereafter.

Reason: In the interests of ensuring adequate levels of privacy between neighbours, and to ensure that the boundary treatments are of a good appearance in the interests of visual amenity in accordance with Saved Policy H4 of the Craven District (Outside the Yorkshire Dales National Park) Local Plan and the NPPF.

Response: The applicant submitted photos dated 3rd of February 2022 of the boundary wall and fence. These photographs were further clarified by a written description of the proposed materials, the following details were supplied by the applicant:

- The retaining wall is faced with natural randomly sized Yorkshire reclaimed stone. The mortar joints will be raked out to produce a dry-stone wall effect.
- Above the wall is a horizontal timber fence with 75mm x 22mm fencing palings. They will be left to age naturally and will end up with a silver/grey finish over time.
- The height is 1.8m from the higher side (1 Dalacres) and 2.8m on the lower side.

Details provided are considered to be acceptable. Therefore, subject to implementation this condition can be discharged.

Yours sincerely



**On behalf of Isabella Shepherd  
Student Placement, Planning Services**