



## Development Management

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Ian Pawson Limited  
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United Kingdom

**Officer Dealing:** Fiona Hunter  
**Our Ref:** 2022/23783/CND

Date: 4th April 2022

Dear Mr Ian Pawson

### Town and Country Planning Act 1990

**Application Number:** 2022/23783/CND  
**Proposal:** Application to discharge condition no. 3 (Materials - Samples) on planning permission referenced 2021/23392/FUL  
**Location:** Bells Farm, Colne And Broughton Road, Thornton In Craven, Skipton, BD23 3ST,

I refer to the application as shown above and validated by Craven District Council on 18th 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**:

3) Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven Local Plan policy ENV3 and the National Planning Policy Framework.

Response:

The permission is for a single new house adjacent to a Conservation Area and near to Grade II Listed Building. The new property will not be highly visible from the public realm as it is located off private road. The proposed materials align with the approved plans, and which the application report detailed that "Properties within the immediate locality are of various character by way of design, style and architectural merits. Careful consideration has been given to the design context; the proposal would be constructed with materials to provide a sympathetic finish within the surroundings.". This continues to be the case and the materials comply with Policy ENV3. The following specific materials are approved:



Paul Shevlin, Chief Executive  
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- Greys Artstone Natural Weathered roofing slate for the Roof
- Reclaimed Yorkshire Natural Stone walling and sawn stone surrounds by Marshalls from there quarry at Fletcher Bank in Ramsbottom for the external Walls.
- Aluminium Gutters Deep Run 110 x 85mm deep and Downpipes Black RAL 9017
- Bi-Fold Doors Anthracite RAL 7016m
- Windows Aluminium Anthracite Grey RAL 7016m Insulated
- Insulated Roller Shutter Garage Door Anthracite Grey RAL 7016m

Informative(s)

Yours sincerely

A handwritten signature in black ink that reads "RN Watson". The letters are cursive and slightly slanted to the right.

**On behalf of Fiona Hunter  
Principal Planner**