

# PLANNING AND HERITAGE STATEMENT

LAUREL BANK HOUSE, EMBSAY  
MR JON AND MRS SALLY STOCKTON







# Rural Solutions

## PLANNING AND HERITAGE STATEMENT

### LOCATION

LAUREL BANK HOUSE, EMSAY

### PROPOSAL

THE PART DEMOLITION OF LAUREL BANK HOUSE AND EXTENSION TO EXISTING COACH HOUSE TO CREATE ADDITIONAL DWELLING PLUS ASSOCIATED HARD AND SOFT LANDSCAPE WORKS

### APPLICANT

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## EXECUTIVE SUMMARY

This planning and heritage statement accompanies an application which is to be submitted to Craven District Council for the part demolition of Laurel Bank House and extension to existing coach house to create additional dwelling plus associated hard and soft landscape works. The proposal will be a substantial improvement to the utility of Laurel Bank House.



### POLICY

- “Craven’s historic environment will be conserved and, where appropriate, enhanced and its potential to contribute towards the economic regeneration, tourism and education of the area fully exploited.”

Policy ENV2 of Craven Local Plan

- “Good design will help to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing.”

Policy ENV3 of Craven Local Plan



### MATERIAL CONSIDERATIONS

The proposed development will result in the redevelopment and improvement of a previously developed residential site. The proposal will result in no overall harm to the significance of the Conservation Area.

There are no adverse impacts arising from the proposed development in terms of heritage, landscape, highways or environmental impacts which would significantly and demonstrably outweigh the clear benefits.



### BENEFITS

- Jobs created during construction.
- Improvement to the character and appearance of Emsay Conservation Area.
- Enhancements to the site's appearance.
- Provision of an additional, sustainably located dwelling within Emsay.
- High-quality landscaping.



### PLANNING BALANCE

The application stands to be determined against the relevant policies of the Craven District Local Plan (2012-2032) and National Planning Policy Framework (NPPF) (last updated July 2021). The proposal is also located within the Emsay Conservation Area.

As shown in further sections of this report, the proposal will result in no overall harm to the significance of the Conservation Area, while retaining full compliance with currently adopted planning policy.

## I. INTRODUCTION

- 1.1: This planning and heritage statement accompanies an application for full planning and demolition in a Conservation Area permission, as submitted to Craven District Council.
- 1.2: The application seeks consent for the part demolition of Laurel Bank House and extension to existing coach house to create additional dwelling plus associated hard and soft landscape works at Laurel Bank House, Shires Lane, Embsay, Skipton, BD23 6RR.
- 1.3: The new dwellinghouse will retain high standards of residential amenity and privacy for its residents while remaining appropriately designed for a Conservation Area.

### REPORT CONTENT

- 1.4: Section 2 of this statement will assess the immediate and wider context of the application site.
- 1.5: Section 3 sets out the development proposed on the site.
- 1.6: Section 4 provides an appraisal of the proposals in relation to Embsay Conservation Area.
- 1.7: Section 5 sets out the development plan context and provides a planning appraisal of the proposals.
- 1.8: Section 6 concludes the statement with a summary and assessment of the planning balance.



## 2. SITE AND SURROUNDINGS

### LOCATION

- 2.1: The development site is located in the south eastern portion of the village of Emsay, within Craven District of North Yorkshire.
- 2.2: The site is located 1.5km north east of the large town of Skipton.
- 2.3: The site consists of a large dwellinghouse with numerous associated outbuildings and related garden space. The dwellinghouse is attached to 2.no large holiday cottages to the north. These were approved under application 26/2001/1247.
- 2.4: The holiday cottages form a large extension to the existing dwelling and are to be demolished. The holiday cottage extension is much larger than Laurel Bank House and is currently underutilised.

### CONTEXT

- 2.5: The surrounding village of Emsay is definitively rural in character, though is substantial in scale, hosting numerous services, tourist attractions and residences. The development site is located within the settlement boundaries of Emsay.
- 2.6: Vehicular and pedestrian access to Laurel Bank House and the holiday lets is currently gained to the south from Shires Lane. There is also a large access track to the site from the north on Main Street, though this is only used for pedestrian access currently.
- 2.7: Laurel Bank House is also located 117m south of the Grade II Listed 'War Memorial'. Though listed, the asset is situated far from the proposed area of development and the existing landscaping. The war memorial and development site have no intervisibility, and therefore no harm upon the heritage asset.
- 2.8: Figure 1 below identifies the site's location and immediate context.



Figure 1: Site Location Context (site denoted by red star).

## PUBLIC RIGHTS OF WAY

- 2.9: The site is not adjoined or intersected by any current Public Rights of Way (PRoW).

## EMBSAY CONSERVATION AREA

- 2.10: The subject site is unburdened by planning designations, bar being located within the Emsay Conservation Area (see Figure 2 below).



Figure 2: Site location in Emsay Conservation Area (site denoted yellow star).

- 2.11: The Emsay Conservation Area (designated 1986) is located on the north eastern periphery of Emsay, abutting open countryside. The area forms the historic core of the settlement, prior to subsequent urban sprawl to the south.
- 2.12: The Conservation Area is noted for its historic village character, best defined as a settlement of two storey buildings with an open quality. The surrounding landscape is wide and expansive, with low boundaries and views to the countryside beyond.
- 2.13: Accordingly, any development proposals must preserve or enhance the significance of the Emsay Conservation Area.
- 2.14: A heritage assessment of the proposals against relevant legislation and policy is provided in Section 4 of this statement.

### 3. DEVELOPMENT PROPOSALS

3.1: This section details the development proposals associated with the subject site.

#### PROPOSED DEVELOPMENT

3.2: As stated, this planning application seeks (full planning and demolition in a Conservation Area) permission for:

*The part demolition of Laurel Bank House and extension to existing coach house to create additional dwelling plus associated hard and soft landscape works.*

3.3: The proposed development will improve the utility and appearance of the wider site for current and future residents.

#### NEW DWELLING

3.4: The demolition of the holiday cottages will enable adequate spacing for the creation of a new dwelling. The area previously occupied by the holiday cottages will form newly landscaped gardens for Laurel Bank House and the new dwelling. These will be clearly demarked and separated.

3.5: The new dwelling will utilise the vehicular access to the north from Main Street currently used by pedestrians. This will reduce the existing traffic pressure on Shires Lane and provide both dwellings with separate access routes.

3.6: The proposed dwelling will incorporate 4.no bedrooms, 2 en-suite bathrooms, house bathroom, cloakroom and ample further living spaces. The scale and placement of the dwelling will not impact the amenity or privacy of Laurel Bank House or other surrounding dwellings.

3.7: Assessments of the proposed development against heritage and further planning policy is set out in the subsequent sections of this report.

## 4. HERITAGE ASSESSMENT

### CONTEXT

- 4.1: This section will provide an assessment of the proposals against the relevant heritage legislation and policy.
- 4.2: This section is divided into three sections covering an assessment of the heritage significance of Embsay Conservation Area, an assessment of the impacts of the proposal on this asset and a subsequent justification and mitigation strategy.

### ASSESSMENT OF HERITAGE SIGNIFICANCE

- 4.3: The sole heritage asset to be considered in this assessment is the Embsay Conservation Area. A map of this designation is shown in **Appendix I**.
- 4.4: There are no listed buildings or scheduled monuments in close proximity to the application site. The NPPF defines significance as:

*“The value of a heritage asset to this and future 72 generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.”*

- 4.5: Embsay Conservation is a large heritage asset covering most of the settlement of Embsay. The subject site is located within the south eastern corner of this designation.
- 4.6: At present, the subject site makes a minor contribution to the heritage significance of the Conservation Area. It is not mentioned in the Embsay Conservation Area Appraisal, nor are there any criteria that would indirectly relate to the application site.

#### Embsay Conservation Area

- 4.7: The Embsay Conservation Area consists of a historic village settlement sitting in an exposed moor side elevated position.
- 4.8: The Conservation Area's features of note vary substantially across its boundaries. The most defining aspects of the south eastern edge of the Conservation Area include:
- Open spaces between buildings;
  - Linear development from east to west;
  - Use of gritstone and timber windows;

- Low boundaries and views to the countryside beyond; and
- Mostly two storey structures to enable an open settlement quality.

## ASSESSMENT OF IMPACT ON SIGNIFICANCE

4.9: The following section will assess the impact of the proposed development against the significance of the Embsay Conservation Area. This assessment will be an analysis against the significance identified in the Embsay Conservation Area Appraisal.

### Settlement Openness

4.10: The below map extract (retrieved from the National Library of Scotland) shows Laurel Bank House as mapped in 1909. It is the closest available mapping of the dwelling in its original built form. Since the dwelling was constructed, there have been additions to the north (currently in use as holiday cottages) to facilitate greater site utility. The proposed demolition of these extensions will return the dwelling to its original form.

4.11: The resulting dwelling is much less monolithic than the previous built form and better represents the scale of single dwellings in the Conservation Area. Despite the creation of a new dwelling, the openness of the Conservation Area will be enhanced overall, leading to no overall harm to the significance of the Conservation Area.

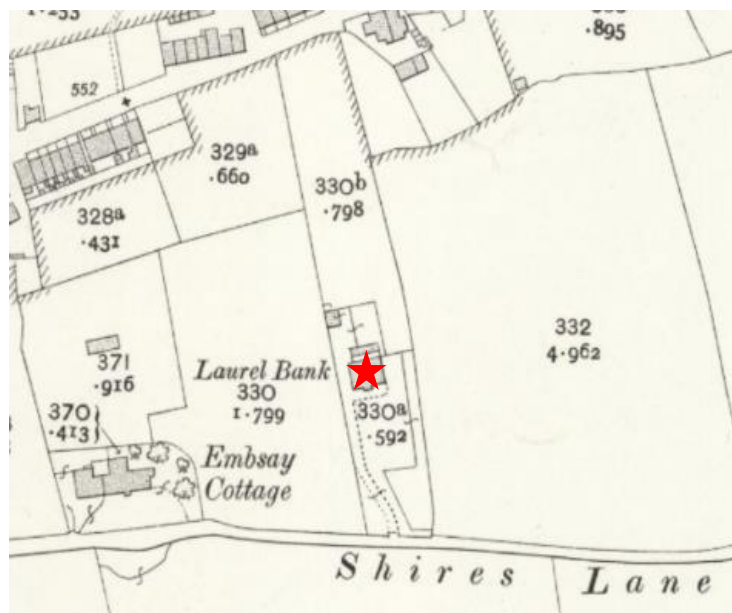


Figure 3: Historical form of the site. Red star denotes Laurel Bank House location.

### Linear Development

- 4.12: The linear development of the Conservation Area is defined by linear built forms running east to west of the designated area. These are primarily concentrated around the historic core of Main Street and Pasture Road.
- 4.13: Despite being located far from the historic core of the Conservation Area, the new dwelling and altered Laurel Bank House will employ largely linear forms, running from east to west. The new and altered dwellings will be oriented laterally to Main Street and Shires Lane to further emphasise the linear character of the Conservation Area.
- 4.14: The result is a positive contribution to the Conservation Area and no harm to its significance.

### Material Choices

- 4.15: As detailed in the Design and Access Statement, the proposed development will utilise:
- Coursed stone for dwelling walling;
  - Vertical timber cladding for dwelling walling;
  - Stone walling for site boundaries;
  - Stone paving where necessary; and
  - Profiled metal roofing.
- 4.16: Coursed stone walling, dry stone boundaries and stone paving are characteristic of the conservation area and further surrounding areas. These will have neutral impacts on the significance of the Conservation Area.
- 4.17: Vertical timber cladding and profiled metal roofing, whilst not core to the material palette of the Conservation Area, ensure adequate scope for appropriate design variance and build quality. The areas of the site utilising these materials are minimal and visually discreet. The result is neutral impacts to the significance of Embsay Conservation Area.

### Boundaries and Views

- 4.18: The Embsay Conservation Area Appraisal identifies numerous views throughout the area that are deemed worthy of protection. The only relevant view is:

*“MF4: From the houses on the north side of Shires Lane to the south east across the valley – This view is similar to MF2 but without the recent development in the foreground.”*



4.19: The map below shows the maximum range of this viewpoint in relation to the site of Laurel Bank House.



Figure 4: Viewpoint MF4 Range.

4.20: As shown, core view MF4 faces south east through the subject site into nearby open countryside. All new structures are to be sited above this view and will not block it. The demolition of the 2.no holiday cottages will provide some new unobstructed views across MF4 from the new dwelling proposed.

4.21: There are no structures to the north of the subject site which would have further obscured views across viewpoint MF4 as a result of the proposed development.

4.22: On the basis of the above, there will thus be no impact on the significance of the Conservation Area resulting from the proposed development and important local views.

### Building Heights

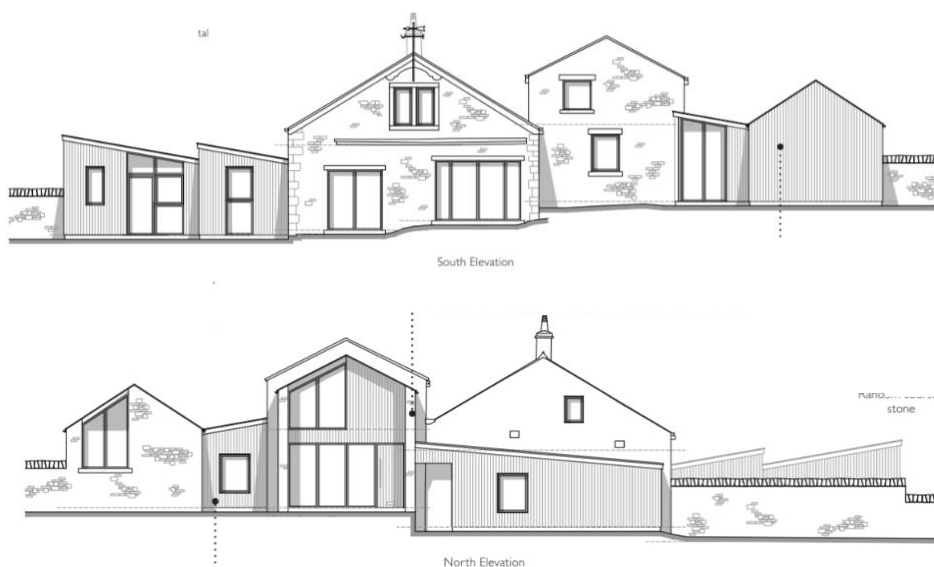


Figure 5: Building Heights for Proposed Development.

- 4.23: The height of the proposed structures are shown above.
- 4.24: The new dwelling varies from 1-2 storeys. This allows for a scale that respects the open quality of the Conservation Area while avoiding overdevelopment in an area subject to ample recent housing development. The varied heights of the dwelling are common with other dwellings within the Conservation Area and exemplify organic rural extensions. Accordingly, the proposed development will have minimal impacts on the significance of the Emsay Conservation Area.

#### JUSTIFICATION AND MITIGATION STRATEGY

- 4.25: The proposed development has been assessed to cause no harm to the Emsay Conservation Area, thus justification and mitigation are not required. The development will allow the modification of Laurel Bank House, to return it to a scale and design as appropriate for the Emsay Conservation Area. The new dwelling will add to the existing rural stock while employing discreet siting and appropriate form.
- 4.26: During and after construction, both dwellings will be afforded separate tree-lined driveways to ensure appropriate access. These will avoid excess construction traffic on nearby highways, and provide access routes as commonly designed for the larger residences of the Conservation Area.
- 4.27: Throughout construction, care will be taken to avoid harm to any internal or external heritage assets of the structure on site.
- 4.28: As discussed, appropriate scale and massing of buildings within a Conservation Area are of paramount importance. Accordingly, for the location, the proposals result in a substantially reduced built area footprint. This reduced footprint and reinstatement of the original Laurel Bank House form will result in no harm to the Conservation Area.
- 4.29: Accordingly, Paragraph 202 of the NPPF does not apply and public benefits to justify the proposal do not need to be demonstrated in this instance.



## 5. DEVELOPMENT PLAN CONTEXT AND PLANNING APPRAISAL

5.1: This section assesses the proposed development against non-heritage-based policy from the adopted development plan.

### ADOPTED DEVELOPMENT PLAN AND RELEVANT PLANNING GUIDANCE

5.2: For the purposes of this planning and heritage statement, the development plan consists of the Craven Local Plan (adopted November 2019).

5.3: The National Planning Policy Framework (revised July 2021) does not form part of the development plan, though is a material consideration in the determination of the application.

5.4: There are no currently adopted supplementary planning documents relevant to the proposed development.

### RELEVANT DEVELOPMENT PLAN POLICIES

5.5: The table below sets out the relevant policies of the Craven District Development Plan, associated implications and compliance with the proposed development.

DEVELOPMENT PLAN	POLICY	IMPLICATIONS	COMPLIANCE
Craven Local Plan	SP11- Strategy for Tier 4A and 4B Villages with Basic Services and Bisected Villages with Basic Services	Tier 4 settlements will receive a limited amount of growth to ensure the provision of basic services and ongoing sustainability.	The proposals deliver an additional dwellinghouse well within settlement boundaries and the built-up area of Embsay. It is therefore compliant with this policy.
	ENVI- Countryside and Landscape	New development must respect and enhance the character of the surrounding natural landscape. It must respect settlement	The proposed development is sited appropriately within the existing urban grain and does not unduly affect the surrounding

		form and topography.	undulating landscape of Embsay.
	ENV2- Heritage	Development proposals must conserve and enhance the Embsay Conservation Area.	Development proposals result in a heritage benefit to the Embsay Conservation Area. This is detailed in Section 4.
	ENV3- Design Good	Development proposals must respond well to the surrounding built environment context while enhancing local distinctiveness and sense of place.	The materials, built form and scale of the proposals deliver a scheme that respects and enhances the quality of the surrounding built environment.

5.6: The table below outlines the relevant policy from the National Planning Policy Framework.

DEVELOPMENT PLAN	POLICY	IMPLICATIONS	COMPLIANCE
National Planning Policy Framework	Achieving Sustainable Development (Paragraph 8)	Development proposals must be justified on a sound sense of social, economic and environmental sustainability.	The proposals will provide an additional high-quality dwelling, which enhances the immediate built environment. It incorporates numerous features to ensure environmental sustainability.

	Achieving Well Design Places (Paragraph 126)	Development should aspire to the highest design standards possible while remaining appropriate for the location and nature of development.	The proposed development is of an appropriate scale and massing for the local area. It will utilise materials that complement the surrounding Conservation Area.
	Proposals affecting Heritage Assets (Paragraph 194)	Proposals should justify any harm to the significance or setting of a heritage asset.	There is no overall harm to the significance of the surrounding Conservation Area.
	Considering Potential Impacts (Paragraph 200)	Any harm to or loss of a heritage asset's significance should be avoided where possible.	The proposed development will reinstate a previous 19 <sup>th</sup> -century dwelling to its original proportions. This will be beneficial to the Embsay Conservation Area.

## PLANNING APPRAISAL

- 5.7: The development site is located within the development boundaries of Embsay, within a wider site of continuous residential use. The principle of residential development on the site is thus acceptable. Beyond this principle, the proposals are to be assessed on design and other material considerations (including heritage concerns).

5.8: The proposed dwelling is to be set over 1-2 storeys. This will be subordinate in scale to the adjacent Laurel Bank House, whilst ensuring adequate space for utility, amenity and privacy. The overall development works, however, will result in a reduced building footprint on the site overall. This is set out below:

METRIC	AREA
Existing Laurel Bank House - gross internal floor space	445m <sup>2</sup>
Existing coachouse - gross internal floor space	75m <sup>2</sup>
Proposed coachouse (with new extensions) - gross internal floor space (95m <sup>2</sup> + 75m <sup>2</sup> ).	170m <sup>2</sup>
Areas to be demolished - gross internal floor space	251m <sup>2</sup>

*Figure 3: Floorspace values of the proposed development.*

- 5.9: The proposals will thus result in a new net floor space of 364m<sup>2</sup> across the wider development area, a 35% reduction from 520m<sup>2</sup> despite creating a new dwelling. This will avoid an increase in building footage in a village location.
- 5.10: The proposals will shift areas of underutilised footprint to areas of the site, more appropriate for habitation. Accordingly, the area of the site to be demolished is the holiday cottages to the north of the site. These are underutilised and unsightly compared with the original dwelling and coachouse of Laurel Bank House.
- 5.11: In addition to the reduced scale, the proposed dwelling retains an irregular form, mirroring those dwellings surrounding it. In this, it contains numerous, small additions and irregularly shaped living spaces. Such is typical in the dwelling's immediate setting and for rural dwelling extensions in general. The proposals also utilise various monopitch and gabled rooves to mirror such styles.
- 5.12: Figure 4 below shows the visible extensions on surrounding historic dwellings surrounding the subject site.



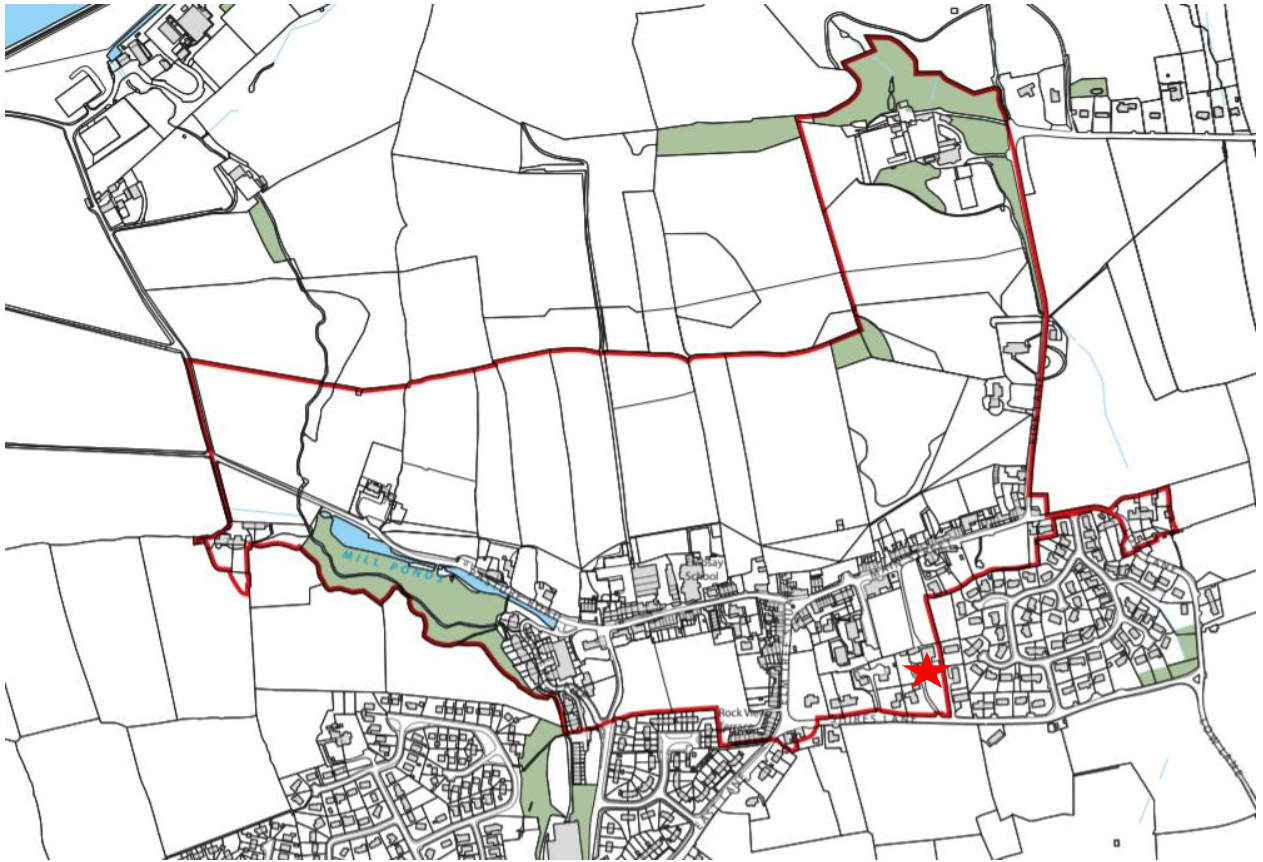
*Figure 4: Surrounding built form and surrounding extensions. Note: Red star denotes subject site, blue denotes nearby extensions.*

- 5.13: As stated previously, all proposed development stands to be assessed against NPPF criteria for social, economic and environmental sustainability. The proposed development will provide a high-quality residential dwelling for a family unit. Through adequate and appropriately placed fenestration, the dwelling will be assured high standards of privacy, natural light and amenity. It will improve the quality of the immediate built environment and employ high standards of design.
- 5.14: The proposals will also increase housing supply and therefore affordability in a rural area, whilst supporting the local economy of Embsay, Skipton and beyond. Jobs will be created directly from the development proposed. Environmental sustainability will be ensured by adequate cladding, insulation and double glazing where feasible. Full measures for environmental sustainability are included in the Sustainable Design and Construction Statement.
- 5.15: The proposed development is appropriate for the immediate built environment also. It is located well within the physical form of the settlement and is built into its gently undulating topography. Its form better reflects the historical built form of the site and those adjacent.
- 5.16: As shown above, the proposed development accords with the currently adopted Craven District Development Plan and relevant national planning policies.

## 6. SUMMARY AND PLANNING BALANCE

- 6.1: It is thus clear from the planning policy analysis and planning appraisal above, that the principle and nature of residential development in this location are acceptable.
- 6.2: It is further clear that the proposals would result in no overall harm to the significance of the Conservation Area. It is noted that the proposed development:
- Will reinstate a previous 19<sup>th</sup> century dwelling to its previous footprint and orientation;
  - Will not compromise the massing or layout of the Embsay Conservation Area; and
  - Will not affect the historical urban grain of the Conservation Area.
- 6.3: It is further noted that the proposals:
- Will result in the provision of an additional high-quality dwellinghouse;
  - Will utilise appropriately high-quality materials and landscaping; and
  - Will enhance the site's future utility without causing undue impact to the surrounding natural and built environments.
- 6.4: On the basis of the above analysis, it is concluded that the application should be granted planning permission without delay.

## APPENDIX I - EMB SAY CONSERVATION AREA MAP



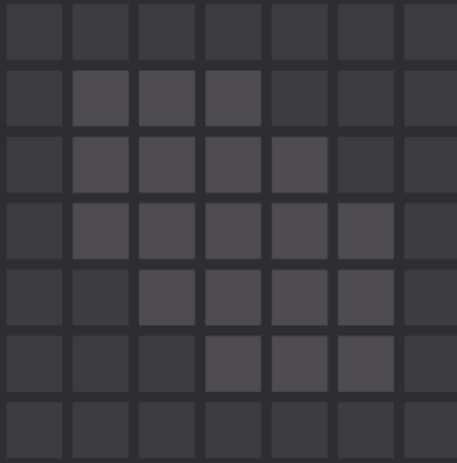
Note: Red line denotes the Conservation Area boundary. Red star denotes site location.

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