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ARCHITECTS

GRASSFIELD HALL
Pateley Bridge
Heritage Statement
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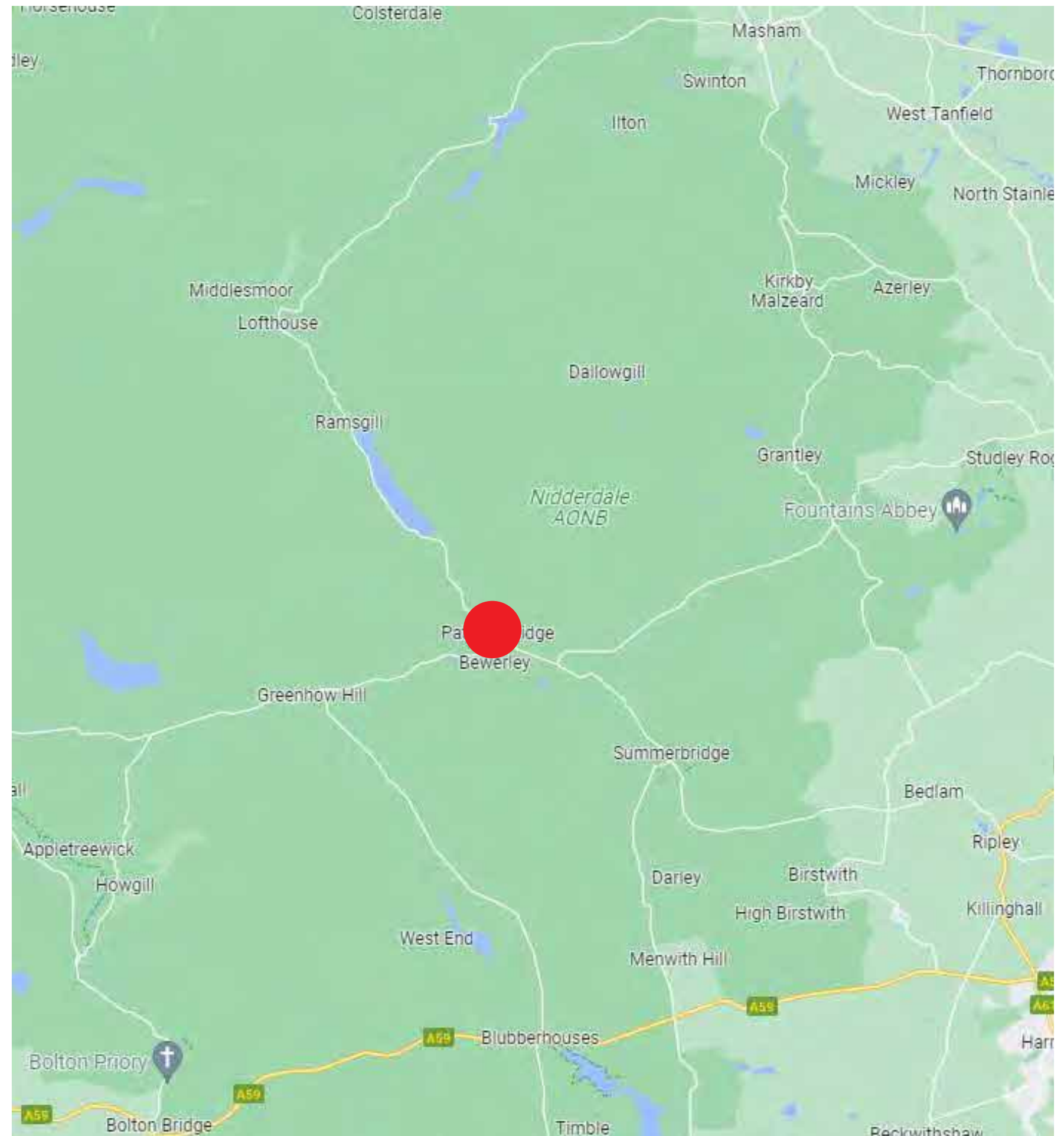
1.0 Introduction

This document forms part of the application for listed building consent to clarify all works completed within this document are approved in law.

This document assesses the significance of Grassfield Hall and its setting and the grounds. The document also outlines all the works completed which form part of this listed building application.

Site Address

Grassfield Hall
Low Wath Road
Pateley Bridge
HG3 5HL



 Site Location

2.0 Site History And Significance

2.1 outline history

Grassfield Hall was built in 1810, by entrepreneur Teasdale Hanley Hutchinson, who, while the house was being constructed, lived across the river at Harefield Hall.

The Hutchinson family leased and managed local lead mines in the area, and previously had been involved with lead mining in Alston, where one of their mines was said to be called "The Grassfield Mine". Teasdale started construction of the house in 1801 and built it to stand proud on the edge of Pateley Bridge with spectacular scenery surrounding it. Teasdale lived in the house with his wife Elizabeth, and their first son Hanley was born at Grassfield House in 1811. Teasdale and Elizabeth lived in the house until they passed away. Elizabeth died in 1837 at the age of 61, and Teasdale lived until the age of 77. After this, in 1845 the house passed to their firstborn son Hanley.

The 1851 census tells us that living at the house at this time was lead merchant Hanley Hutchinson, his wife Charlotte, their two sons Teasdale aged two and Charles age 2 months, plus four servants. In 1883 after his wife had passed away, Hanley moved out of the house to Whitfield Lodge in Ripon, as he said the house was 'too big and lonely for him'. He spent the remaining few years of his life in Ripon. It is at this time that the Grassfield Estate was sold to John Yorke of the Beverley Estate.

In 1888 John Hawkrige Metcalfe and his wife Adeline move in as tenants. In 1895 the first Pateley Bridge Agricultural Show was held on the Grassfield Estate. After this first year it was moved to its current location on what was the Beverley Estate, now the Pateley Bridge Showground, in 1896 the Collins family took up residence at Grassfield House.

The head of the household, Major Collins was a Royal surgeon, and met his wife, Olympe Amelie, whilst travelling to Mauritius with the Army. Their seven children were all adults by the time they moved to Grassfield, we are not entirely sure which children lived here in permanent residence, but we know that if they didn't all live here, they were here often, as their second daughter Amy was a keen photographer and took many photographs of her family with the Yorke family socialising together as they were known to be good friends.

Frank the eldest of the seven children was a headmaster at a school in Dulwich. William and James were both in the army along with Earnest Collins who would become Major E R Collins, commander of East Lancashire Regimental Depot, and later returned to Pateley Bridge to become mayor! James a solicitor in Kensington was

married to Dolly, and you can see them pictured together in many of the photographs.

Henry, the youngest child born in 1877, was also a solicitor in Surrey until, like his brothers, he joined the army in 1914. Louisa Amelie was the first daughter and sadly died in 1916 after they moved from Grassfield. Amy, the 2nd daughter was not found in many photographs as she was behind the lens.

After the Collins family moved out, the Yorke's sold Grassfield Hall in 1925 when the Beverley Estate was broken down for death duties. In 1928 Father Hammond moved into Grassfield House. Previously he used to pass through the town on his push bike as he cycled to Scar every Sunday after taking the train from Harrogate to say Mass for the Dale's people. While his church, The Lady Immaculate was being built, he needed a base in the area, so he moved in and converted a room as a place to worship in Grassfield House, and he lived in a room upstairs. The new church was completed in 1934. From 1939 until 1945 during the war, the Grassfield estate was used by the Military The 69th Field Artillery was based at Grassfield to protect the reservoir and used the house for document storage.

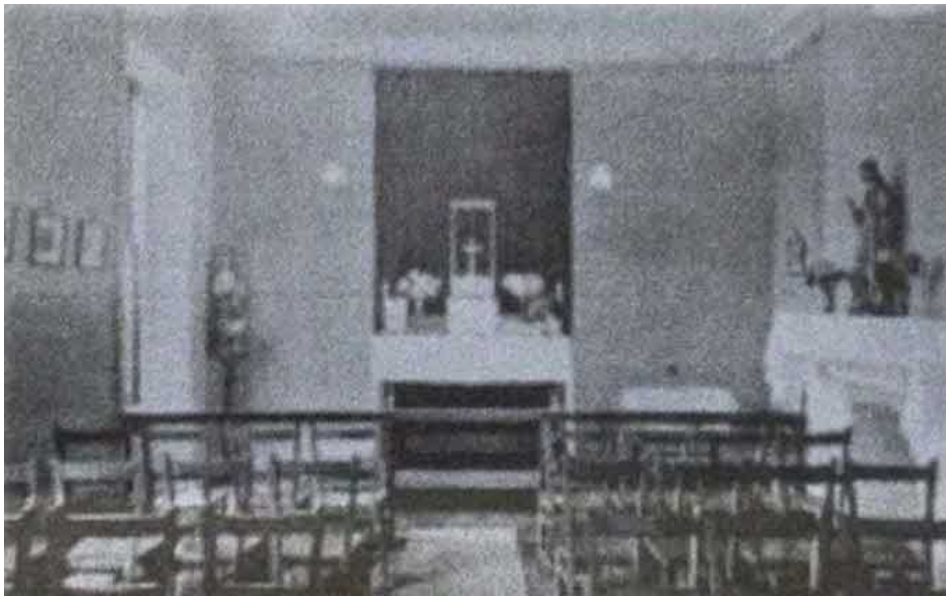
In 1971 after being split into apartments, Fred and Gladys Bailey lived in the house with Gladys's sister and husband. Grassfield House was turned into a business in 1975 when it was bought by the Machellan family, who ran it successfully as a Bed and Breakfast. Then after ill health, they sold the house and business to the Garforth family in 1988, who changed its use to a hotel Country House Hotel. It was the hub of the local community for many years. However, after a run of bad luck, it finally closed its doors in 2001.

The house then being a little run down, passed to two different owners with plans to renovate it. However, the plans were never to succeed, and the house was repossessed by the bank in 2009.

Year after year the house fell into further disrepair. After standing empty for nine years the Hall had suffered with wet and dry rot, it needed part of the roof replacing and needed to be underpinned. All the original features had now been stripped out by looters, staircases gone and some of the upstairs floorboards were no longer in place. Most of the windows and doors were missing and boarded up. Squatters had taken up residence, and the house was now just an empty shell.

The once landscaped gardens had become completely overgrown and the Hall could no longer be seen from the roadside. The derelict building no longer stood proud as it once had.





2.2 The Grassfield Hall Timeline

1801 – Construction of Grassfield House begins

1810 – Teasdale Hutchinson Moves into his new house

1811 – Hanley Hutchinson was born

1837 – Elizabeth Hutchinson dies

1845 – Teasdale Hutchinson dies

1849 – Teasdale Hutchinson was born

1851 - Charles Hutchinson was born

1883 – Charlotte Hutchinson dies, and Hanley moves out of Grassfield House

1883 – The Grassfield Estate is sold to the Yorke family

1888 – John Hawkridge Metcalfe and his wife Adeline move in as tenants

1895 - The first Pateley Bridge Agricultural Show was held on the Grassfield Estate

1896 --The Collins family took up residence at Grassfield House

1925 – The Grassfield Estate was sold as part of the death duties for the Bewerley Estate

1928 - Father Hammond moved into the House and converted a room into a Chapel

1939 - 1945 – Used by the Military during the War

1971 - Fred and Gladys Bailey lived in the house

1975 – The house was sold to The Machellan family, its use changed to Bed & Breakfast

1988 – The business was sold to The Garforth Family and run as a Hotel

2014 – The Homers purchase Grassfield Hall









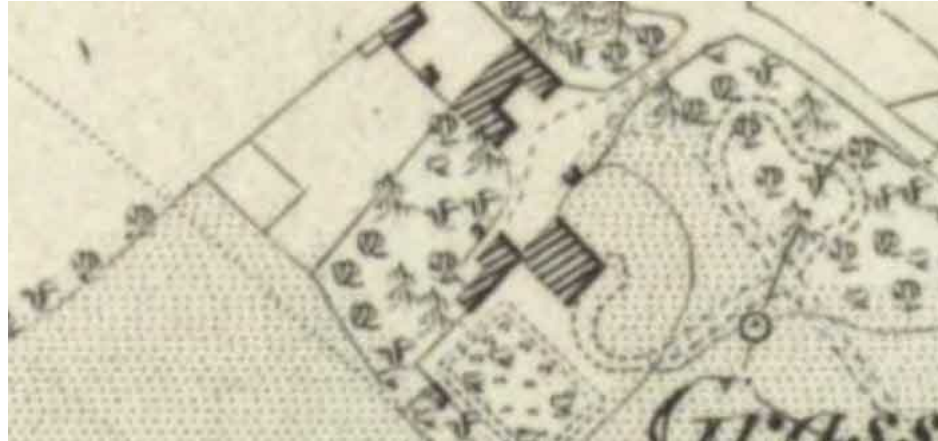
2.3 Maps and the progression

This section looks at the historic maps and more recent aerial views to help identify any key changes to the site and buildings.

1849

1849 shows the final scheme with stable building to the north. There is a small building to the north east of the main house and some further structures to the south.

The grounds show an informal pathway to the north and a garden to the rear.

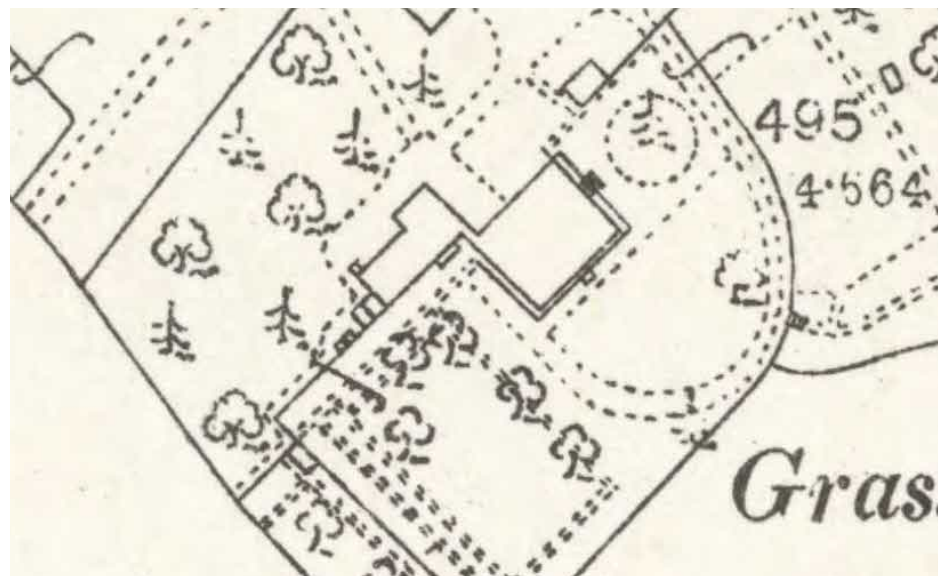


1849 close up view

1889

1889 shows further construction to the south west of the site. The outbuilding to the north by the large wall has also been enlarged as has the building to the north of the stables. The wall abutting the building has still not been constructed.

The routes around the grounds and paths have changed.



1889 close up view



1849 map of Grassfield Hall previously Grassfield House (Accessed online via <https://maps.nls.uk>)



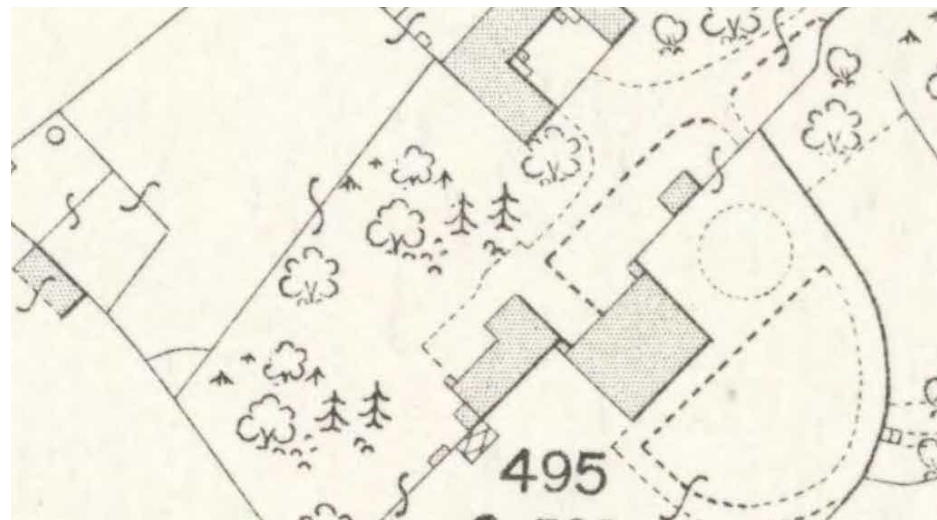
1889 map of Grassfield Hall previously Grassfield House (Accessed online via <https://maps.nls.uk>)

1907

The buildings have remained relatively unchanged other than a projecting small extension to the north, the new connecting wall linking to the existing outbuilding. This indicates the time when the large formal staircase would have been installed.

The gardens to the rear have been lost as have many of the historic tracks.

A building on the opposite side of the road appears.



1907 close up view

1956

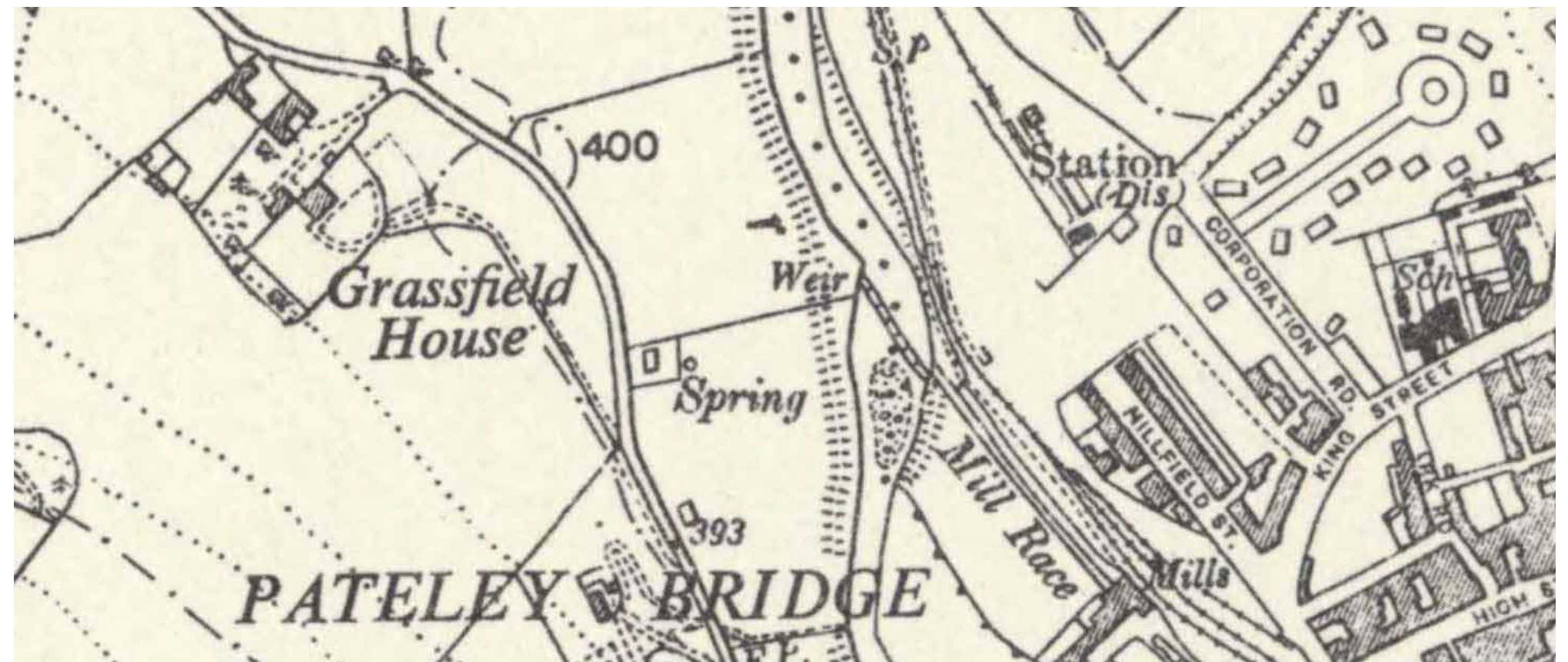
By 1956 another structure had been constructed to the south of the site. There are no other changes.



1956 close up view



1907 map of Grassfield Hall previously Grassfield House (Accessed online via <https://maps.nls.uk>)



1956 map of Grassfield Hall previously Grassfield House (Accessed online via <https://maps.nls.uk>)

2002

Since the early 2000s aerial maps have been available which give a different insight into change.

The layout and structure of the building remains relatively unchanged aside from some demolition to the north of the stable block. The most major changes surrounding include:

- A new dwelling to the south of the site and a new entrance to constructed
- The buildings to the rear have been converted into a separate residential dwelling
- A new caravan park has been constructed to the east
- A new housing estate to the south
- Nidderdale community college to the very north
- A conservatory to the main house



2002 aerial photograph of Grassfield Hall (Accessed online via google earth)

2009

There is little change between 2002 and 2009 other than some new construction to the south and the lake has matured that was being constructed in 2002.



2009 aerial photograph of Grassfield Hall (Accessed online via google earth)

2015
Very little has changed other than some landscaping works.



2015 aerial photograph of Grassfield Hall (Accessed online via google earth)

Street views
A collection of streetviews from 2011 (left) to now (right).



2010

The Homers purchased the property in 2010 and began restoring the property.

After standing empty for nine years the Hall had suffered with flooding and wet and dry rot. It needed part of the roof replacing and all the original features, including every last fireplace had now gone, some of the upstairs floorboards were no longer in place, the staircases had been removed and most of the windows and doors had been taken out and boarded up.

The house was now just an empty shell. The once beautifully landscaped gardens had become completely overgrown and Grassfield Hall could no longer be seen from the roadside.





2022

Since restoring the property it has become a successful wedding and holiday home venue. The rooms have been beautifully and tastefully restored. Feature fireplaces have been reinstated as well as decorative detailing including cornicing and parquet flooring.





2.4 Assigned Significance: Listed Building Status

Grassfield House is a Grade II listed building. Below is the recorded status provided by Historic England.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1150595

Date first listed: 03-Mar-1987

Statutory Address:

GRASSFIELD HOUSE HOTEL, RAMSGILL ROAD

House, now hotel. 1810. For Hanley Hutchinson. Ashlar, grey slate roof. 2-storey, 5-bay main block, the central 3 bays pedimented and breaking forward; 3 bays deep. Attached range to left adjoins rear of building, of 2 storeys and 2 bays with later 2-storey, 1-bay addition to left. Wall attached to rear right continues to right, ramps down to gate piers and continues for approximately 10 metres. Main block: central glazed double door with fanlight in moulded architrave with impost; flanking Doric columns support entablature, cornice and blocking course. Flanking windows, ground floor: 4-pane sashes with projecting sills and incised lintels. First floor: sashes with glazing bars, sill band to central 3 bays, lintels as ground floor. Rectangular recesses between ground and first-floor windows. Moulded eaves and pediment cornice. Hipped roof with paired stacks to bays 2 and 4. Attached range to left: two 16-pane sashes to ground floor, sashes with glazing bars above. Architectural details as main facade. Left bay not of special interest. Wall attached to right: 2 blind windows with rectangular panels above; moulded cornice and blocking course. To right: ramped wall of coursed squared rubble with flat coping; lean-to garden house attached to north side with 3 blocked round arched windows with keystones, gable coping and bulbous kneelers. Gate piers approximately 3 metres high: plinths, cornices and pyramidal finials. Wall continues for approximately 10 metres to right, ramped down once. Hanley Hutchinson was a leading figure in the Greenhow lead mining industry in the area. He leased the Cockhill-Sunside lead mines from the Yorke family and was a member of the provisional committee of the Yorkshire and Lancashire railway in the 1840's. He owned the Brigg House Rolling Mill where sheet lead and lead pipes were manufactured. W Grainge, *Nidderdale*, (1863), p 65. B Jennings, *A History of Nidderdale* (1967), pp 201, 295, 341.

<https://historicengland.org.uk/listing/the-list/list-entry/1150595?section=official-list-entry>



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: GRASSFIELD HOUSE HOTEL

Heritage Category:	Listing
List Entry No :	1150595
Grade:	II

County:	North Yorkshire
District:	Harrogate
Parish:	Bewerley

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SE 15218 65828
Map Scale:	1:2500
Print Date:	16 August 2022



Historic England
HistoricEngland.org.uk

2.5 Historic England Heritage Values and assessment of significance

To support determining significance of the Hotel we have used Historic England's 'Heritage Values' as well as creating a definition of significance.

Historic England Heritage Values are described as:

Evidential value: *the potential of a place to yield evidence about past human activity.*

Historical value: *the ways in which past people, events and aspects of life can be connected through a place to the present it tends to be illustrative or associative.*

Aesthetic value: *the ways in which people draw sensory and intellectual stimulation from a place.*

Communal value: *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

Historic England writes '*Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting' Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.'*

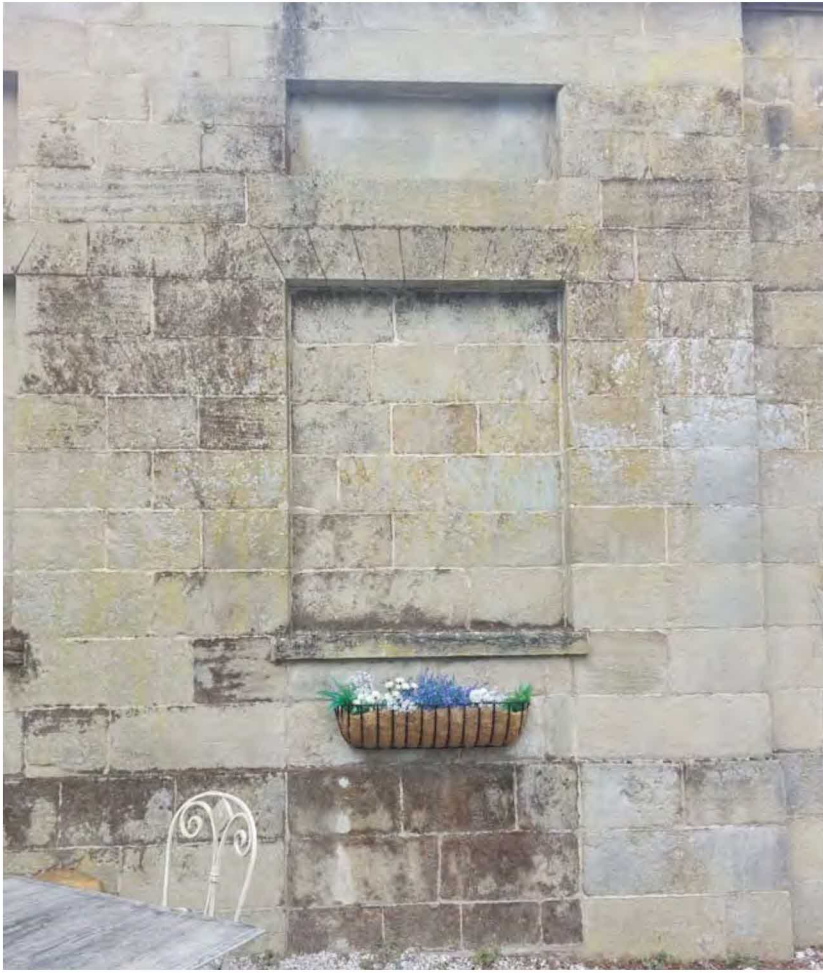
The heritage significance plans are broken down into the following:

- High Significance
- Medium Significance
- Some Significance
- Negligible/ No Significance
- Detrimental to Significance

The assessment of significance is broken down into the following:

1. A general outline assessment of the whole site and building
2. An outline assessment of the setting and key views
3. A detailed assessment of the areas proposed for consent





2.6 the House

Principal facades

It appears the west face would have been the original entrance this is because of the sunken portico design which is grander than the side entrance and more detailed. The doorway to the side (east) has a similar design to the arched door to the service wing. This represents a hierarchy of importance.

Service wing facades

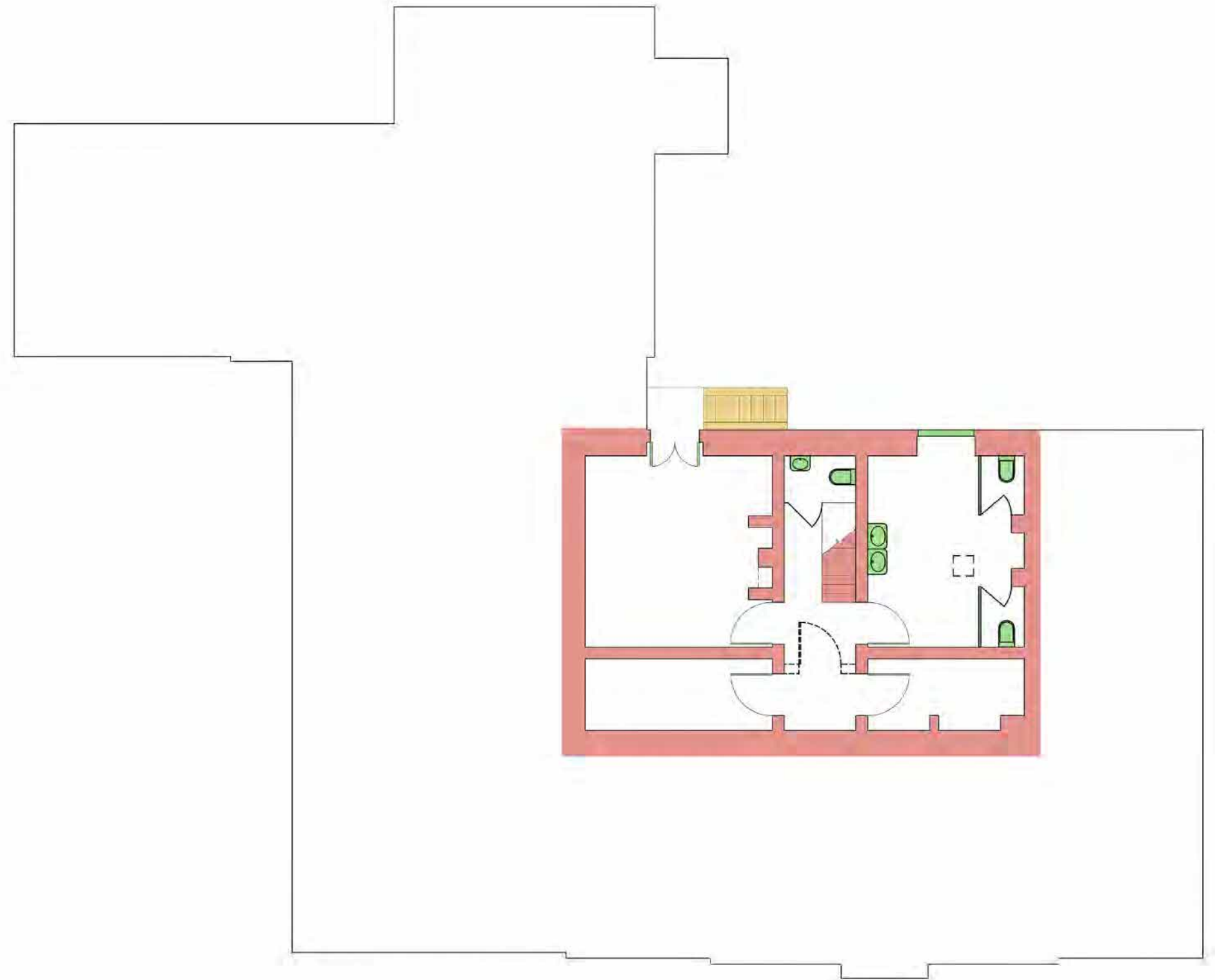
The formal dwelling Internally

Unfortunately, much of the original fabric was lost when under previous ownership. All fireplaces and decorative works were sold off. The decorative ceilings were lost due to dry rot and decay. Original floorings were also sold off by previous owners. As a result, the only areas of value and significance is the floor plan and layout which remains largely unaltered.

The most major changes appear to be in how the building was used and what was seen as the formal vs informal entrance. At one point there was a smaller central staircase (still in the same location) and a larger staircase to the side primary entrance. It would be unusual for the back of house staircase and the main entrance staircase to be so close together in a property the size of this. It is likely that there was one central staircase to the main dwelling and a separate staircase in the service wing.

Therefore, the general layout of the property is of medium/ high historic value, but fixtures and fittings are of low value but do enhance the aesthetic value.

The rear service quarters/ wing internally has been altered a great deal over its lifespan with many changes both to the walls, windows and door openings. However, it remains legible as a service wing with a smaller Victorian extension. It is of high historic value and medium aesthetic value.



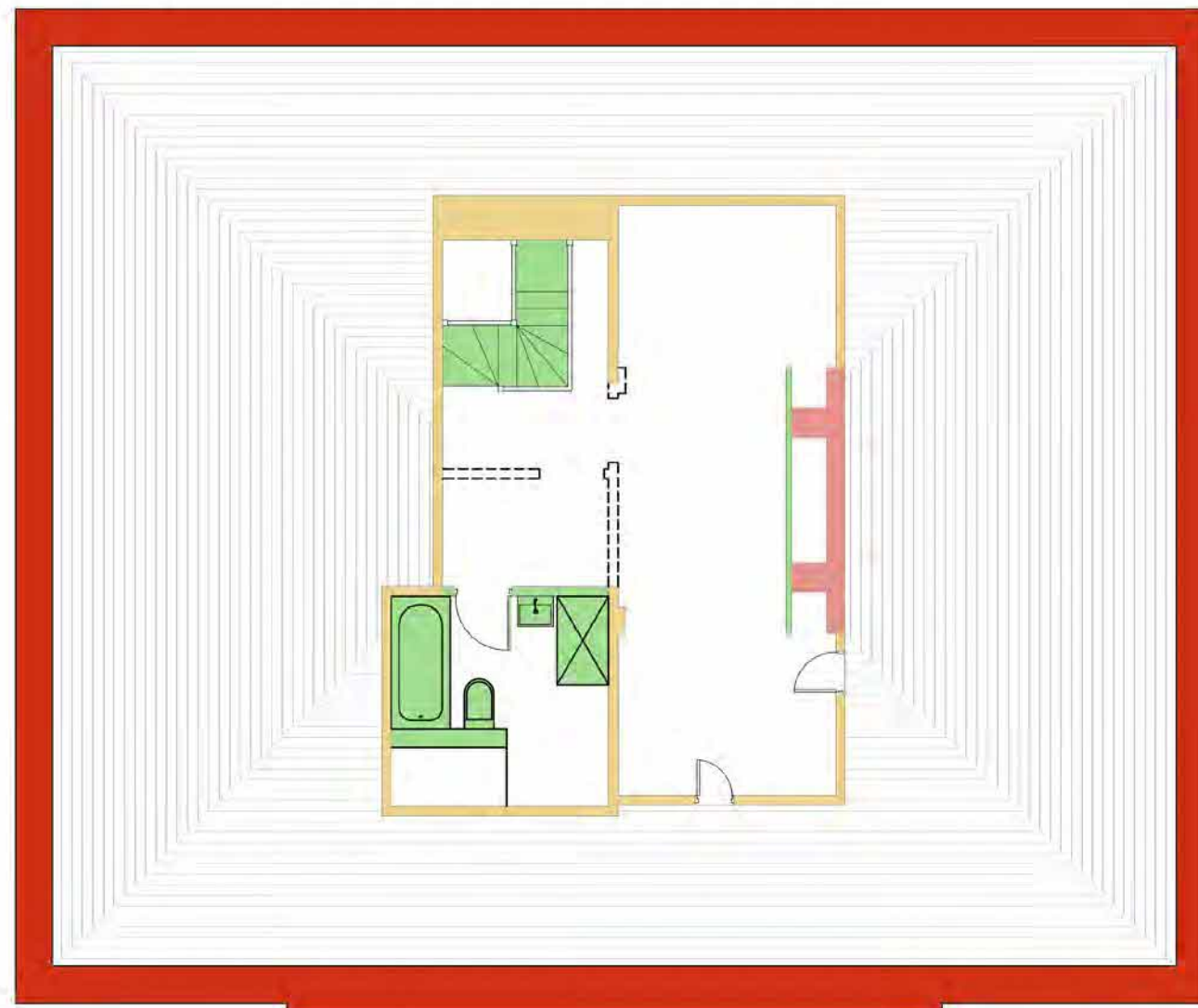
HERITAGE SIGNIFICANCE KEY

- Very high significance
- High significance
- Medium significance
- Low/ no significance
- Detrimental to significance





- HERITAGE SIGNIFICANCE KEY**
- Very high significance
 - High significance
 - Medium significance
 - Low/ no significance
 - Detrimental to significance



- HERITAGE SIGNIFICANCE KEY
- Very high significance
 - High significance
 - Medium significance
 - Low/ no significance
 - Detrimental to significance

2.8 The Setting

Setting (background and generally)

The general setting of the Hall remains relatively unchanged to the front of the property however the boundaries have shrunk quite extensively in the past 50 years.

Historically the property owned much more land to the west and south and appeared largely agricultural however much of it that was sold off has become space for a residential housing estate. The newer dwellings are detrimental to the setting of the Hall and detract from its original design with large grounds surrounding it each way.

The stables would have also been originally part of the Hall Estate, but these have been in separate ownership for some years. The old openings in the walls abutting the Hall have been infilled. This break away of the original estate does negatively impact the narrative of the site but at least they remain intact and can still be legibly understood as once part of the same estate.

Generally, the overall significance of the Hall is high despite the impact that has occurred.



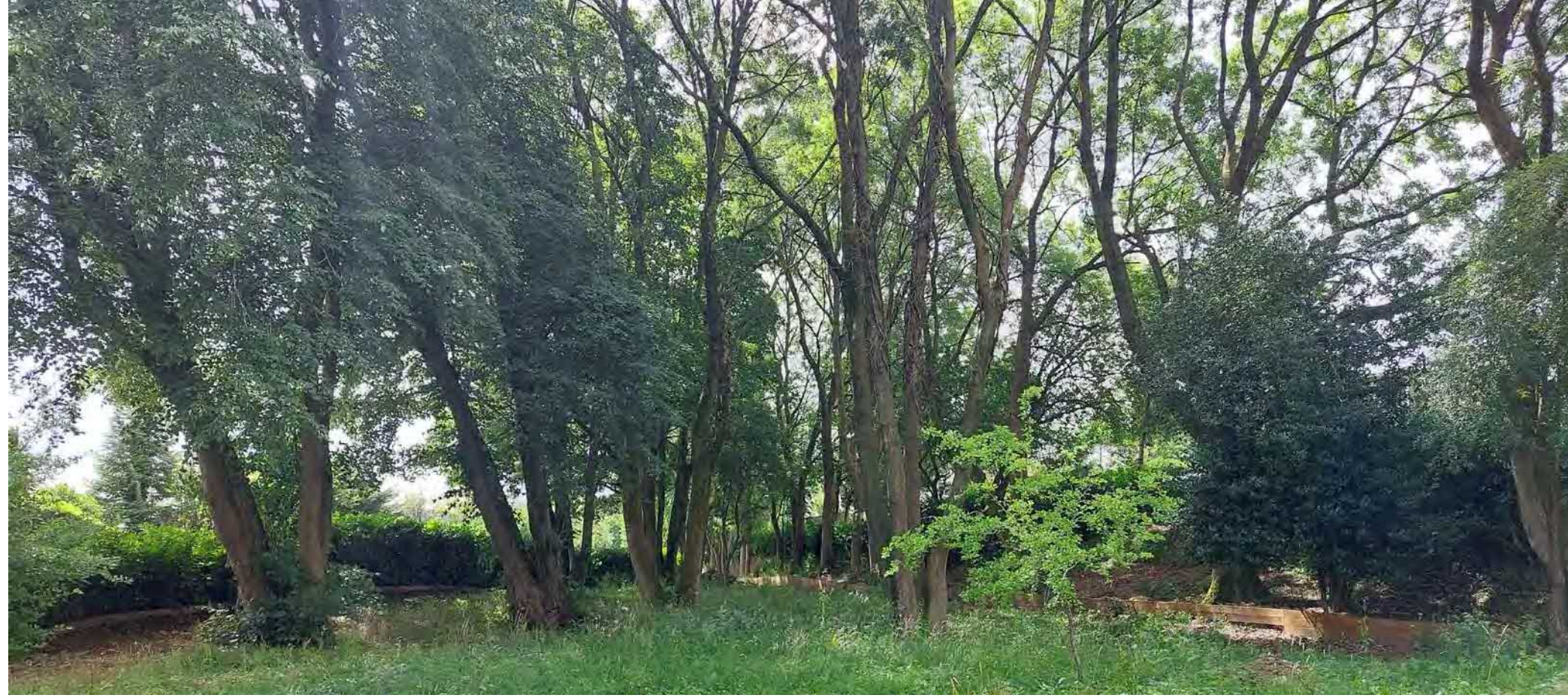
2.9 The Woodland Area

The woodland area has mostly been part of the estate but was lost probably during the selling off the land for the new residential estate to the west. It was fortunately re-purchased by the current owner and is now back part of the original estate. Most of the trees are later plantings or where seedlings have naturally established. A small number of very mature trees to the boundary are prevalent. There is evidence of ash die back.

There was historically a long path which ran from the southernmost point. This path remained in use for over 100 years. A new path at the higher level now exists put in during the construction of the new residential units and fence put in place.

It is unfortunate this has been lost as have most of the original planting scheme, but it remains a well-wooded area and of some significance now is part of the estate.

The woodland area has some aesthetic and some historic value.



2.10 The Grounds

The Grounds have been altered to the estate throughout the past century but what remains is in reasonable condition and any changes have helped enhance the setting of Grassfield Hall.

Key features to the grounds includes the two driveways, the planting, the ha-ha and steps to the front of the property.

Other areas have had some more minor changes like the levelling of the lower lawn with grass infill. There is no evidence of anything significant being in this area and so the value is not really affected. The change does not affect the setting.

The site at one point had a blanket Tree Preservation Order put on it. Many of the trees that were part of the order were not original to the scheme but did and do offer an aesthetic value. Unfortunately, some trees have suffered with Ash Die Back and have been lost. However, the site has been carefully managed in recent years and there are new plantings throughout.

The vegetation is primarily therefore of aesthetic value and the community can enjoy the setting from the road so of some communal value.





3.0 Pr o Po SALS

3.1 List of items for consent

The following chapter provides a list of all the amendments which are seeking retrospective listed building consent internally. A schedule has also been prepared.

BASEMENT

ITEM 1: The WCs and associated fixings

ITEM 2: Re-opened basement window

ITEM 3: Opening doors to external steps

ITEM 4: All flooring

ITEM 5: All new wiring, fixtures and fittings

ITEM 6: Timber beam casings over Victorian steel beams

GROUND FLOOR

ITEM 7: Timber bannister (treads, risers, railings and spindles)

ITEM 8: All flooring

ITEM 9: All walls and finishes, architraves, cornicing and skirtings

ITEM 10: All joinery including 4 and 6 panelled doors

ITEM 11: Chandelier lighting

ITEM 12: Windows and external doors

ITEM 13: All fireplaces

ITEM 14: All new wiring, fixtures and fittings

ITEM 15: Bathroom fittings and associated pipework

FIRST FLOOR

ITEM 16: All flooring

ITEM 17: All walls and finishes, architraves, cornicing and skirtings

ITEM 18: All joinery including panelled doors (exc glass balustrading)

ITEM 19: Windows

ITEM 20: All fireplaces

ITEM 21: All new wiring, fixtures and fittings

ITEM 22: Bathroom fittings and associated pipework

ATTIC FLOOR

ITEM 23: All flooring

ITEM 24: All walls and finishes architraves, cornicing and skirtings

ITEM 25: Door to the bathroom

ITEM 26: Conservation style rooflights

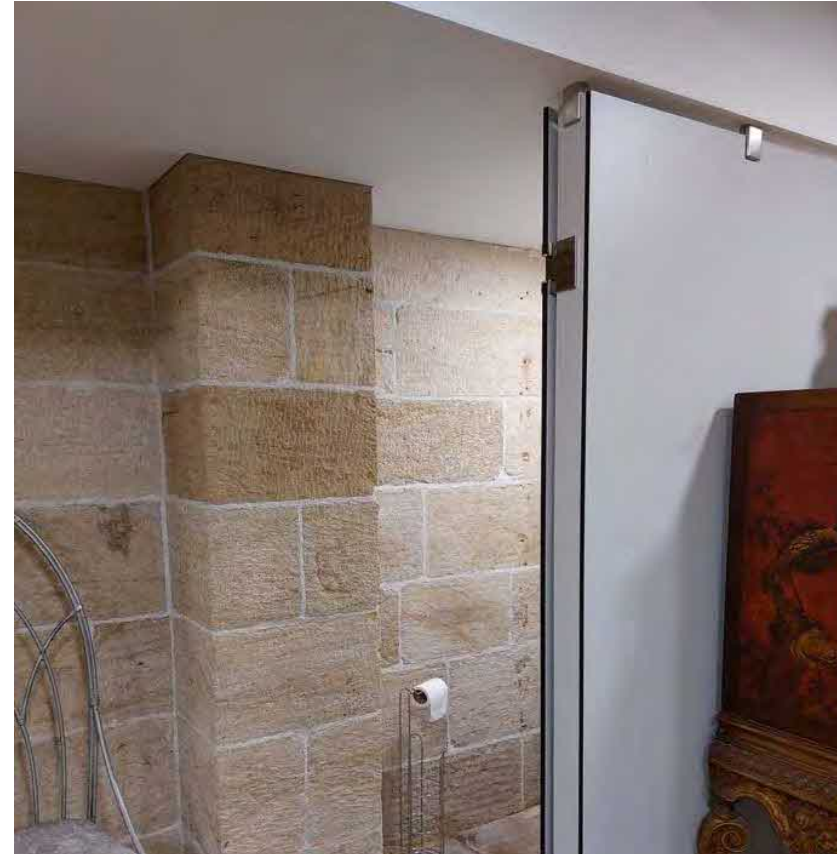
ITEM 27: All new wiring, fixtures and fittings

ITEM 28: Bathroom fittings and associated pipework

BASEMENT

ITEM 1: The WCs and associated fixings

The basement has been fully conserved and restored. There are three wc's which have been installed. Included is a temporary style modern stalls which are minimum intervention.



ITEM 2: Re-opened basement window

The window to the basement was reinstated with a double glazed unit. Due to its hidden nature it does not detract from the facade above.



ITEM 3: Opening doors to external steps

The double glazed timber double doors provide access via historic stone steps. They are not visible from the primary facade but replicate an appropriate design to the building.



ITEM 4: All flooring

The floor is made of solid stone flags which have been carefully repaired and cleaned.



ITEM 5: All new fixtures and fittings

Design appropriate for the building and do not impact the significance of the structure.



ITEM 6: Timber beam encasements

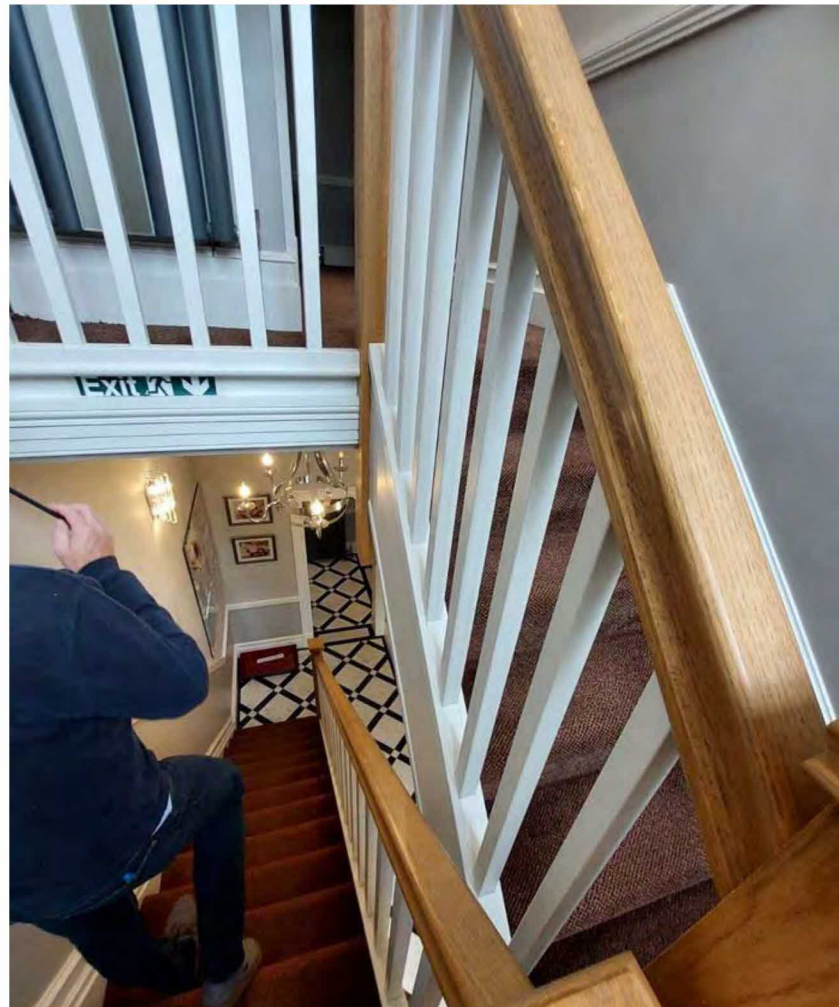
There are two Victorian steel beams which have been encased. They do not impact the Victorian fabric whilst enhancing the aesthetic.



GROUND FLOOR

ITEM 7: Bannister to the first floor (timber spindles and railing)

The higher level timber spindles and bannisters forms part of this application.



ITEM 8: All flooring

There are different types of flooring including tiles, marble and parquet. All were installed during the restoration of Grassfield Hall.



ITEM 9: All walls and finishes, architraves, cornicing and skirtings

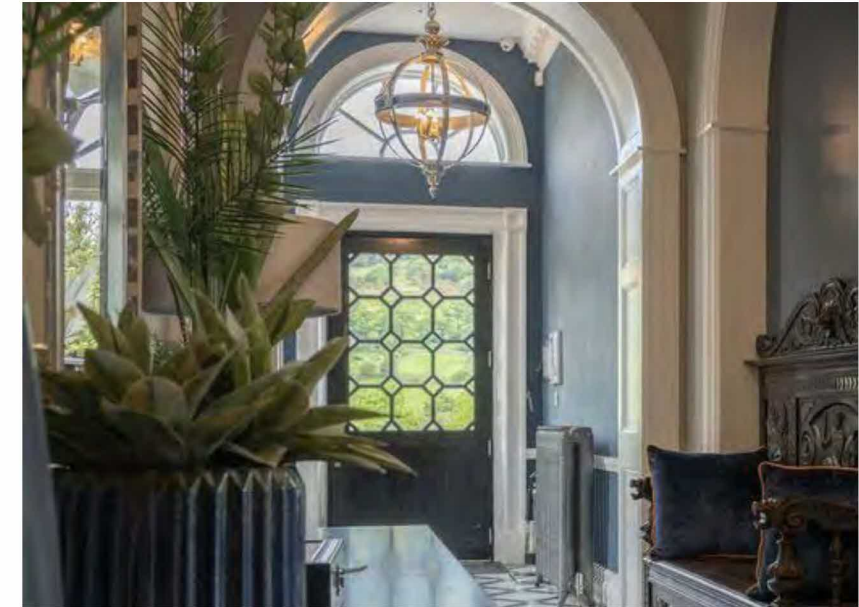
The walls have all been replastered and redecorated as these were lost prior to the current owner taking on the property. They carefully considered and co-ordinated the appropriate wall finish for each room.



ITEM 10: All joinery including 4 and 6 panelled doors

There are three external doors which have been refurbished and are present in historic photos. Many of the sash windows have been repaired/ replaced and a separate schedule has been provided for these. Internally all doors are new but have been designed in line with the hierarchy which includes 6 panel doors

for the principal rooms, 4 panel for the formal but less important rooms and the upper floor. In the basement they are vertical plank doors which again replicate the hierarchy of space appropriately.



ITEM 11: Chandelier lighting

The proposal seeks for consent for the light fitting.



ITEM 12: Windows and external doors

As mentioned under joinery there are a number of doors and possibly one window that is of some originality to the house. You can see the difference in ages based on the horns to the sash windows. The first floor window overlooking the rear appears to be original, with no horns and very simple in design.

The front door looks like it may be original but was altered in the 1920s or 30s but still remains in tact and in good condition.



ITEM 13: All fireplaces

All the fireplaces were removed and sold before the current owner took occupation of the building. They have been considerate in ensuring the fireplaces installed are reflected of the quality and condition one would expect at such a building. Many of the fireplaces have records on their previous location which is important for record keeping. Some of the fireplaces have given the owners inspiration for newly decorated cornices which is

what would have been done in historic times.



ITEM 14: All new wiring, fixtures and fittings

All of these items are in keeping and appropriate to the building itself.



ITEM 15: Bathrooms

All of the bathrooms are bespoke to each room and have high quality specifications.



Fir St Floor

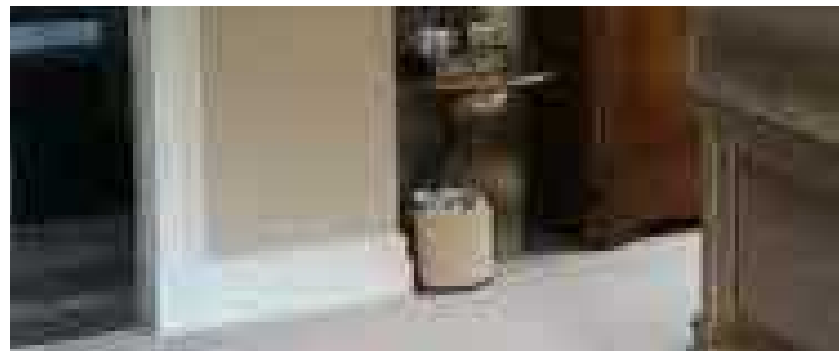
ITEM 16: All flooring

Flooring consists of tile in bathrooms and carpet. All appropriate for the building.



ITEM 17: All walls and finishes, architraves, cornicing and skirtings

Less formal than the ground floor but still in keeping.



ITEM 18: All joinery including panelled doors

4 to 6 panel doors to the bedrooms and other spaces.



ITEM 19: Windows

As well as the external elements of the windows they also have their internal panelling which adds to the grandeur that would have been present when originally built.



ITEM 20: Fireplaces

Reclaimed and responsibly sourced, the fireplaces are appropriate to the rooms being simpler in design and form to the upper floor.



ITEM 21: All new wiring, fixtures and fittings

As on the ground floor they are all designed with the age of the building in mind.



ITEM 22: Bathrooms

All of the bathrooms are bespoke to each room and have high quality specifications.

Attic Floor

ITEM 23: All flooring

The flooring is carpet and tiles in the bathroom. The stairs are also carpeted and in-keeping.



ITEM 24: All walls and finishes

The finishes are much simpler in the attic space. However the original roof remains partially exposed in the beams



ITEM 25: Door to bathroom

This proposal includes consent to the door to the bathroom.



ITEM 26: Conservation style rooflights

The rooflights are conservation style velux rooflights. They are almost flush externally and appear so from ground level. They are small in scale and do not impact the rafters.



ITEM 27: New wires, fixtures and fittings

All inkeeping and appropriate for the attic space.



ITEM 28: Bathroom

One bathroom and new walls which have provided are more open entrance to the attic.



4.0 PREVIOUS CONSENTS

4.1 Planning History

The planning history of the site is complex and extensive. A significant number of applications have been made over the years of which all known applications have been added and noted in this document. The decisions have been colour coded:

Part refused/ part approved

Approved

Withdrawn

Rejected

Under the name: Grassfield Hall

Felling of 2 Goat Willows trees, 1 Poplar trees, 2 Ash tree, 2 Sycamore trees, Coppicing of 1 Hazel tree and 1 Goat Willow tree, Deadwooding of 1 Beech tree and Pollarding to 3m of 1 Lime tree within the W1 Mixed Woodland, Tree Preservation Order 34/1998.

Ref. No: 17/00113/TPO | Status: Part Approved and Part Refused

Under the name Grassfield Hotel

Listed building application for conversion and extension of hotel to form dwelling, various external and internal alterations including lowering of wall from 4.6m high to 2m high and removal of external steps to basement and erection of detached garage.

Ref. No: 09/03066/LB | Received: Mon 27 Jul 2009 | Validated: Mon 07 Sep 2009 | Status: Application Permitted

Conversion and extension of hotel to form dwelling and erection of detached garage (Site Area 0.92 ha).

Ref. No: 09/03065/FUL | Received: Mon 27 Jul 2009 | Validated: Thu 10 Sep 2009 | Status: Application Permitted

Rebuilding of chimney and garden wall.

Ref. No: 09/02666/FUL | Received: Tue 30 Jun 2009 | Validated: Wed 08 Jul 2009 | Status: Application Permitted

Listed building application to rebuild chimney and reinstate chimney breast.

Ref. No: 09/02548/LB | Received: Tue 23 Jun 2009 | Validated: Wed 08 Jul 2009 | Status: Application Permitted

Listed building application for rebuilding of garden wall.

Ref. No: 09/02516/LB | Received: Mon 22 Jun 2009 | Validated: Wed 24 Jun 2009 | Status: Application Permitted

Felling of 4 Sycamore trees, removal of branch from 1 Sycamore, selective pruning of various sycamore, dead wood and reduce various laurels as part of landscape scheme within tree preservation order 34/1998.

Ref. No: 08/00042/TPO | Received: Fri 21 Dec 2007 | Validated: Fri 21 Dec 2007 | Status: Application Permitted

Listed building application for conversion of hotel to form 1 dwelling and erection of detached garage with various internal alterations.

Ref. No: 08/00012/LB | Received: Wed 19 Dec 2007 | Validated: Thu 17 Jan 2008 | Status: Application Refused

Conversion of hotel to form 1 detached dwelling (Site Area 0.59ha)

Ref. No: 08/00006/FUL | Received: Wed 19 Dec 2007 | Validated: Thu 17 Jan 2008 | Status: Application Withdrawn

Listed building application for the conversion and extension of former hotel to form 2 dwellings and erection of 2 detached garages, with external alterations to include blocking up of 8 windows and 1 door, removal of

1 window, installation of 1 double door and 3 skylights and internal alterations to include the removal of 8 doors and 8 walls, blocking up of 4 doors, installation of 4 walls and 2 doors and removal of 1 staircase.
Ref. No: 06/04394/LB | Received: Wed 30 Aug 2006 | Validated: Mon 11 Sep 2006 | Status: Application Permitted

Conversion and extension of former hotel to form 2 dwellings and erection of 2 detached garages (Site Area 0.8ha) (Revised Scheme).

Ref. No: 06/04393/FUL | Received: Wed 30 Aug 2006 | Validated: Mon 11 Sep 2006 | Status: Application Permitted

Listed Building application for the conversion of hotel to form 2 dwellings and erection of 1 detached dwelling and 3 garages, removal of 5 internal doors, 4 walls and installation of 5 walls, 2 windows and 1 door, 2 external windows and replacement of window with double doors (Revised Scheme).

Ref. No: 06/03762/LB | Received: Fri 28 Jul 2006 | Validated: Fri 28 Jul 2006 | Status: Application Withdrawn

Listed Building application for the conversion of hotel to form 2 dwellings including the removal of 5 internal doors, 4 walls and installation of 5 walls, 2 windows and 1 door, installation of 2 external windows and replacement of window with double doors to form 2 dwellings and erection of 1 detached dwelling and 3 garages.

Ref. No: 06/02199/LB | Received: Thu 27 Apr 2006 | Validated: Thu 25 May 2006 | Status: Application Withdrawn

Conversion and extension of former hotel to form 2 dwellings (Revision to 6.59.37.AH.FUL). Erection of 1 detached dwelling and garages to serve all of the above (Site Area 1.05 ha).

Ref. No: 06/01931/FUL | Received: Tue 11 Apr 2006 | Validated: Wed 12 Jul 2006 | Status: Application Withdrawn

Listed building application for erection of 2 metre high external wall, ground floor internal alterations to include installation of 2 doors and 2 walls and removal of 4 walls and 5 doors and 1st floor internal alterations to include installation of 2 walls and removal of 3 shower units and 1 wall.

Ref. No: 05/04204/LB | Received: Mon 22 Aug 2005 | Validated: Fri 09 Sep 2005 | Status: Application Permitted

Conversion from hotel into 2 dwellings (site area 0.8 ha)

Ref. No: 05/04201/FUL | Received: Thu 18 Aug 2005 | Validated: Fri 09 Sep 2005 | Status: Application Permitted

Conversion of hotel to form 3no. dwellings, site area 0.85 ha (Resubmission).

Ref. No: 03/05844/FUL | Received: Fri 21 Nov 2003 | Validated: Wed 26 Nov 2003 | Status: Application Refused

Listed Building application for the erection of extension to existing hotel.
Ref. No: 02/03553/LB | Received: Thu 18 Jul 2002 | Validated: Thu 18 Jul 2002 | Status: Application Permitted

Renewal of unimplemented permission 6.59.37.T.FUL for the erection of extension to existing hotel.
Ref. No: 02/03110/RENEW | Received: Mon 17 Jun 2002 | Validated: Mon 17 Jun 2002 | Status: Application Permitted

Duplicate Listed Building Application for conversion of hotel to form 3 No. dwellings.
Ref. No: 01/04304/LB | Received: Tue 25 Sep 2001 | Validated: Tue 25 Sep 2001 | Status: Application Permitted

Listed Building Application for conversion of hotel to form 3 No. dwellings.
Ref. No: 01/04297/LB | Received: Fri 21 Sep 2001 | Validated: Fri 21 Sep 2001 | Status: Application Permitted

Duplicate application for conversion of hotel to form 3 No. dwellings.
Ref. No: 01/04298/FUL | Received: Fri 21 Sep 2001 | Validated: Fri 21 Sep 2001 | Status: Application Refused

Conversion of hotel to form 3 No. dwellings.
Ref. No: 01/04296/FUL | Received: Fri 21 Sep 2001 | Validated: Fri 21 Sep 2001 | Status: Application Refused

Crown reduction of 1 No. Yew tree, T5 of Tree Preservation Order no 34/1998
Ref. No: 01/04105/TPO | Received: Wed 12 Sep 2001 | Validated: Wed 12 Sep 2001 | Status: Application Permitted

Listed Building application for conversion of hotel to form 3 no. dwellings.
Ref. No: 01/01622/LB | Received: Wed 11 Apr 2001 | Validated: Wed 11 Apr 2001 | Status: Application Withdrawn

Deletion of condition no 2 of permission no 6.59.37.N.PA for use of cottage, without restriction on occupancy for letting periods not exceeding one month, to allow use as a separate dwelling.
Ref. No: 01/00409/DVCON | Received: Fri 26 Jan 2001 | Validated: Fri 26 Jan 2001 | Status: Application Permitted

Alteration to access route to new house at rear of Grassfield Country House Hotel
Ref. No: 96/02321/FUL | Received: Tue 17 Sep 1996 | Validated: Tue 17 Sep 1996 | Status: Application Permitted

Erection of extension to existing hotel
Ref. No: 96/02373/FUL | Received: Tue 17 Sep 1996 | Validated: Wed 25 Sep 1996 | Status: Application Permitted

Listed building application for demolition of lean to garden house and erection of extension to existing hotel
Ref. No: 96/02374/LB | Received: Tue 17 Sep 1996 | Validated: Wed 25 Sep 1996 | Status: Application Permitted

Erection of extension to south west elevation to form conservatory. Alterations to part of north west elevation to form additional floor space.
Ref. No: 96/01445/LB | Received: Mon 24 Jun 1996 | Validated: Mon 24 Jun 1996 | Status: Application Permitted

Erection of extension to form conservatory.
Ref. No: 96/01443/FUL | Received: Mon 24 Jun 1996 | Validated: Thu 27 Jun 1996 | Status: Application Permitted

Erection of agricultural storage building
Ref. No: 96/00883/FUL | Received: Thu 25 Apr 1996 | Validated: Tue 30 Apr 1996 | Status: Application Permitted

Erection of stone and slate extension to form conservatory and function room.
Ref. No: 95/01113/LB | Received: Tue 05 Sep 1995 | Validated: Tue 05 Sep 1995 | Status: Application Permitted

Erection of extension to form conservatory and function room, installation of septic tank.
Ref. No: 95/01112/FUL | Received: Tue 05 Sep 1995 | Validated: Tue 05 Sep 1995 | Status: Application Permitted

GRASSFIELD HOUSE HOTEL PATELEY BRIDGE. Use of first floor managers accommodation together with ground floor holiday flat as single holiday cottage, (retrospective application).
Ref. No: 93/03135/FUL | Received: Thu 16 Dec 1993 | Validated: Thu 16 Dec 1993 | Status: Application Permitted

Constructing stone and slate extension and conservatory (renewal of previous consent). GRASSFIELD HOTEL PATELEY BRIDGE
Ref. No: 93/02725/LLB | Received: Fri 22 Oct 1993 | Validated: Fri 22 Oct 1993 | Status: Application Permitted

Erecting extension and conservatory (Renewal of consent Ref 6.59.37.D.PA). GRASSFIELD HOTEL PATELEY BRIDGE
Ref. No: 93/02672/FUL | Received: Thu 14 Oct 1993 | Validated: Thu 14 Oct 1993 | Status: Application Permitted

Conversion of lower ground floor of managers bungalow to holiday cottage GRASSFIELD HOUSE HOTEL, PATELEY BRIDGE
Ref. No: 91/01919/LLB | Received: Fri 28 Jun 1991 | Validated: Fri 28 Jun 1991 | Status: Application Permitted

Conversion of lower ground floor of managers bungalow to form holiday cottage GRASSFIELD HOUSE, PATELEY BRIDGE
Ref. No: 91/01918/FUL | Received: Fri 28 Jun 1991 | Validated: Fri 28 Jun 1991 | Status: Application Permitted

Converting and extending building to form manager's bungalow GRASSFIELD HOUSE, PATELEY BRIDGE
Ref. No: 89/01917/LLB | Received: Mon 26 Jun 1989 | Validated: Mon 26 Jun 1989 | Status: Application Permitted

Conversion and extension of existing redundant buildings to provide additional accommodation. GRASSFIELD HOTEL PATELEY BRIDGE
Ref. No: 89/01186/FUL | Received: Mon 17 Apr 1989 | Validated: Mon 17 Apr 1989 | Status: Application Permitted

Erecting 3 self contained chalets for holiday lets in lieu of 4 bedrooms approved GRASSFIELD HOUSE PATELEY BRIDGE
Ref. No: 89/00973/LLB | Received: Thu 23 Mar 1989 | Validated: Thu 23 Mar 1989 | Status: Application Permitted

Erecting 3 self contained chalets for holiday lets in lieu of 4 bedrooms approved. GRASSFIELD HOUSE PATELEY BRIDGE
Ref. No: 89/00972/FUL | Received: Thu 23 Mar 1989 | Validated: Thu 23 Mar 1989 | Status: Application Permitted

GRASSFIELD HOTEL, PATELEY BRIDGE Extension and conservatory
Ref. No: 88/02326/LLB | Received: Thu 30 Jun 1988 | Validated: Thu 30 Jun 1988 | Status: Application Permitted

Extension and conservatory GRASSFIELD HOTEL, PATELEY BRIDGE
Ref. No: 88/02327/FUL | Received: Thu 30 Jun 1988 | Validated: Thu 30 Jun 1988 | Status: Application Permitted

Changing use from hotel to nursing home GRASSFIELD HOUSE PATELEY BRIDGE
Ref. No: 88/01705/FUL | Received: Tue 17 May 1988 | Validated: Tue 17 May 1988 | Status: Application Permitted

One bungalow adj. Grassfield Cottage, Low Wath Road, Pateley Bridge.
Ref. No: 81/00141/XXX | Received: Thu 07 May 1981 | Validated: Thu 07 May 1981 | Status: Application Permitted

Constructing access.
Ref. No: 77/13246/FUL | Received: Tue 01 Jan 1901 | Validated: Tue 01 Jan 1901 | Status: Application Permitted

Change of Use from residential to Private Hotel.
Ref. No: 75/13596/FUL | Received: Tue 01 Jan 1901 | Validated: Tue 01 Jan 1901 | Status: Application Permitted

60" x 20" advance warning/directional sign.
Ref. No: 81/10370/ADV | Received: Tue 01 Jan 1901 | Validated: Tue 01 Jan 1901 | Status: Application Refused

4.2 Key previous planning consents

Below are two key consents where an application was permitted which included the installation of a new 10 bedroom wing.

Listed Building application for the erection of extension to existing hotel.
Ref. No: 02/03553/LB | Received: Thu 18 Jul 2002 | Validated: Thu 18 Jul 2002 | Status: Application Permitted

Renewal of unimplemented permission 6.59.37.T.FUL for the erection of extension to existing hotel.
Ref. No: 02/03110/RENEW | Received: Mon 17 Jun 2002 | Validated: Mon 17 Jun 2002 | Status: Application Permitted

In 2009 a planning and listed building application was granted. Works commenced in 2010 but have not been completed.

Listed building application for conversion and extension of hotel to form dwelling, various external and internal alterations including lowering of wall from 4.6m high to 2m high and removal of external steps to basement and erection of detached garage.
Ref. No: 09/03066/LB | Received: Mon 27 Jul 2009 | Validated: Mon 07 Sep 2009 | Status: Application Permitted

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