

Heritage statement to support planning application
for the change of use of garages to holiday accommodation
at Mill House, Bell Busk

1 Introduction

- 1.1 This heritage statement supports a planning application to North Yorkshire Council for the change of use of part of a building to holiday accommodation, at Mill House, Bell Busk. It has been written by Stephen Haigh MA, on the instruction of the applicants Mr & Mrs Lampkin, through their agent Dales Design Ltd, and a site visit was made by the writer on 6 July 2023.
- 1.2 The site lies within the Bell Busk Conservation Area, a designated heritage asset within the terms of the NPPF, and so a heritage statement is required to assess the significance of the heritage asset, and the impact of the development upon that.

2 Location and setting

- 2.1 The building is one of four which form a group on the east side of the River Aire, at its confluence with the Otterburn Beck, within the dispersed hamlet of Bell Busk. Mill House is the principal building within the group, and the application building stands just to the north-west of it, and is detached from it. The NGR for the application building is SD 90498 56255.
- 2.2 The subject building is L-shaped in plan and faces north-east onto a tarmac courtyard or car park, to which there is access via a gateway on the west side of the building. The proposed change of use concerns only the west wing.

3 Relevant heritage assets

- 3.1 The Bell Busk Conservation Area was designated in 1996, but no character appraisal appears to have been produced for it. The conservation area takes in the core of the hamlet, 500m to the north-west, and a number of outlying properties, including Mill House, where there have been substantial changes since designation.
- 3.2 No other heritage assets, designated or non-designated, appear to be relevant to the present application.

4 Site history

- 4.1 The application building dates from circa 2011, and was first established as a domestic store, to replace a disused and derelict cotton mill on the site, with planning permission from Craven District Council granted on 25 July of that year (ref: 19/2010/10989). Its footprint replicates that of its predecessor, and in general terms the new building was given a traditional appearance, but in many details it is evidently modern.
- 4.2 In 2019 consent was granted for the building's change of use, from domestic store to distillery (2019/20703/FUL).
- 4.3 The nearby Mill House was demolished and rebuilt circa 2007, with planning permission granted on 21 May 2007 (19/2007/7313 and 19/2007/7640).

5 Proposed development

- 5.1 It is proposed to convert the west wing of the building to holiday accommodation.
- 5.2 The only external changes proposed are;
- the replacement of four garage doors in the east side with glazed, bi-fold doors;
 - the replacement of a timber personnel door in the east side with a window;
 - the replacement of three windows in the west elevation with timber entrance doors.
- 5.3 None of the internal changes proposed have the potential to affect the significance of the conservation area.

6 Statement of significance

- 6.1 The application building is an entirely modern structure, forming part of an essentially residential group with a commercial component, which has been established on the site of a former cotton mill. It makes a very small positive contribution to the Bell Busk Conservation Area, as a substantial stone building, with some traditional detailing, but this is most obvious on the south and west elevations. The north and east elevations which face the car park/courtyard are more overtly modern in terms of fenestration, but also very inconspicuous within the conservation area.

7 Impact of proposals

- 7.1 The proposed change of use would involve only minor alterations to existing openings within the building. Given the building's modern date, and the scale of the changes, the alterations would have no impact on the significance (and character or appearance) of the conservation area.
- 7.2 It is worth noting the planning officer's comments in their report from the 2019 application for change of use to distillery: *"it is considered that the conversion of the existing building would not have a detrimental impact on the character and appearance of the conservation area or the adjacent building and as such meets the requirements of ENV2 of the LP and the aims and objectives of the NPPF."*
- 7.3 In summary, the proposed change of use to holiday accommodation is considered entirely acceptable in terms of any impact on the historic environment.

Stephen Haigh, MA
Buildings Archaeologist
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photographs below



Photo 1: West wing of building proposed for change of use: east elevation to courtyard/car park



Photo 2: West wing of building proposed for change of use: west elevation (three entrance doors proposed)