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## HERITAGE + SUSTAINABILITY STATEMENT

Hogarth Mistal  
Meadow Lane

CONONLEY via Kettlewell BD20 8NA

The former barn is listed grade II as Barn to north of no 62 Main Street, Cononley  
EH ID is 323545, listing date 23-10-84

Listing description:

Barn, perhaps C17 or early C18, rubble with stone slate roof. Many breathers, especially in gable wall to Meadow Lane, with round heads. Angle strut braces.

The barn is in Cononley Conservation Area, in the village centre.

In 2014 the barn was converted into two dwellings under consent numbers 21/2012/12754 21/2013/12749 and 21/2013/14209.

The southernmost dwelling is now named Hogarth Mistal, comprising 50% of the main barn and its attached southern mistal.

The proposed works are to enlarge a living room window to form a glazed doorway.

The application site is confined by original and newer dry stone walls, and restricted window provision. The living room is particularly affected and does not have good daylighting. The window concerned is south facing and was installed in 2014 as a new opening.

The works will retain the existing head + upper jambs, lower the sill and extend the lower stone jambs. A pair of timber framed glazed doors will be installed, to match the other frames. The living room hardwood flooring will be run into the new recess. Outside, the flagged yard level will be lowered to remove an upper step, and a new limestone gravel area will be formed outside the new doorway.

None of the works will be publicly visible due to the existing high yard walls.  
There are no overlooking issues.

The proposals will not harm the listed building, its setting nor the Conservation Area.  
The proposals will improve daylight and sunlight admission to the living room and improve access from the house into the rear yard/amenity space.

#### Sustainability:

- The proposed works are minor, with minimal use of new materials, and will use Enoch Harrison, local builders (and the EDSF conversion contractor). This will minimise carbon emissions.
- Heating energy use in the dwelling could be lowered by the admission of more sunlight into the house. Double glazing will match that existing.
- The site is not subject to flooding.
- Water use is unaffected.
- The dwelling is in a sustainable location, in the village centre, and within short level walking distance of bus and rail services.
- Materials will match those existing, in the local character.
- There will be no pollution or damage to the environment.
- Appropriately scaled biodiversity enhancements are:
  - Provision of 1 no wild bird nest box on the western kitchen eaves.
  - Planting of 6 no cotoneaster in the existing plant bed in the rear yard to provide wildlife habitat and food source.

John R Wharton, Architect  
February 2024