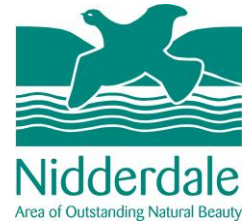


Nidderdale AONB
The Old Workhouse
King Street
Pateley Bridge
Harrogate
HG3 5LE
T: 01423 712950
E: nidderdaleaonb@harrogate.gov.uk
www.nidderdaleaonb.org.uk



FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 6 November 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 17/03875/FUL
PROPOSAL Conversion of barn to form dwelling and installation of package
 treatment plant (Revised scheme).
LOCATION Studley Park
GRID REF:
APPLICANT: Mr S Hall

My observations on the above application are as follows:-

The AONB's Joint Advisory Committee agrees with comments made in response to the earlier application to the effect that a new use should be found for the building which, as the Council's Consultancy Team Leader pointed out 'is a non-designated heritage asset of very high significance.' However it will be important to ensure that conversion to a new use does not reduce its intrinsic significance or its position in the wider historic landscape, including the contribution it makes to the outstanding universal value of the world heritage site. Residential conversion may be acceptable in principle but the application is lacking in detail, which is a serious concern given its importance. Given that relatively little is known about the history of the building let alone its structure, a thorough survey will be necessary to identify features of interest that can be protected in the conversion.

The AONB's Joint Advisory Committee does not object to the application in principle, but would ask the planning authority to ensure that an appropriately detailed internal survey is carried out, that the design of the conversion takes the results into account, and that future treatment of the exterior and curtilage is sensitive to its historic landscape setting.