

Mr Hardcastle
c/o J C Robinson (Yorkshire) Ltd
Mr J Robinson
The Old Twine Mill
Low Laithe
HARROGATE
HG3 4BU
Your Ref:

NOTICE OF DECISION ON LISTED BUILDING APPLICATION**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

PROPOSAL: Listed Building Consent for the conversion of 3no barns to form 3no dwellings with associated extensions, fenestration alterations, boundary works and access alterations. Demolition and removal of slurry tank and various modern farm buildings.

LOCATION: Saltergate Hill Farm Skipton Road Hampsthwaite Harrogate North
Yorkshire HG3 2BU

APPLICANT: Mr Hardcastle

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 18 April 2025 for Listed Building Consent, as described above, have resolved to
GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS.

The conditions to which the permission is subject are as follows:

- 1 The works hereby permitted shall be begun on or before three years from the date of this permission.
- 2 The works hereby permitted shall not be carried out otherwise than in strict accordance with the following submitted details:
 - 'Proposed Site Plan'
 - 'Proposed - Site Sections & Location Plan'
 - 'Barn A Drawings Existing & Proposed'
 - 'Barn A Window & Door Elevations'
 - 'Barn B Drawings Existing & Proposed'
 - 'Barn B Windows & Door Elevations'
 - 'Barn C Drawings Existing & Proposed'

'Barn C Windows & Door Elevations'

DWG: 5243 REV: N

As received by the council on 8th April 2026.

Sections 4.2, 4.3, 5 and Table 4 - Residential Noise Assessment from Nova Acoustics REF: NP-011157

As received by the council on 20th November 2025

- 3 Prior to their first use, samples of the external materials to be used for the construction of the new extension, mews walls, hardstanding and other new build elements hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Samples shall also be made available on site for inspection. The works shall then be carried out in strict accordance with the approved details.
- 4 Notwithstanding the submitted details, and prior to the commencement of any works, annotated plans (supported where necessary by a detailed methodology) shall be submitted to and approved in writing by the Local Planning Authority. These plans shall clearly set out all proposed internal and external wall finishes and all proposed floor finishes for Dwelling A and Dwelling B. The works shall thereafter be carried out in accordance with the approved details.
- 5 Notwithstanding the submitted details, full joinery details of all new windows and doors, including internal doors, shall be submitted at a scale of 1:10 for approval in writing by the Local Planning Authority. The details shall include sections and profile details. The works shall thereafter be carried out in accordance with the approved details.
- 6 Notwithstanding the submitted details for new windows and doors, all double glazed units shall have maximum overall thickness of 12mm and shall incorporate colour matched spacers to the frames or black edge spacers.
- 7 Notwithstanding the submitted details, full details of all insulation materials to be used in Dwelling A and Dwelling B shall be submitted to and approved in writing by the Local Planning Authority. All insulation shall be fully permeable. The use of PIR boards or other modern, non permeable insulation materials will not be supported. The works shall thereafter be carried out in accordance with the approved details.
- 8 Notwithstanding the submitted details, and prior to the commencement of any repair works to Dwelling A, Dwelling B or Dwelling C, full details of all mortars to be used shall be submitted to and approved in writing by the Local Planning Authority. All mortars shall be lime based only, with no use of cement or concrete.

Following the approval of the mortar details, sample panels measuring 1 x 1m shall be constructed on site for inspection and written approval by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and approved sample panels.

- 9 Notwithstanding the details already submitted, full details of all replacement or new rainwater goods shall be submitted to the Local Planning Authority for written approval. The works shall thereafter be carried out in accordance with the approved details.
- 10 Notwithstanding the details submitted to date, full details of all roof repairs to Dwelling A and Dwelling B shall be submitted to the Local Planning Authority for written approval. These details shall include plans, a method statement, and samples or specifications of any new or replacement roofing materials. The works shall then be carried out in strict accordance with the approved details.
- 11 The rooflights hereby permitted shall be of conservation type with recessed installation to sit flush with the roof covering. The rooflights shall be finished in a dark colour and be maintained and retained in perpetuity.

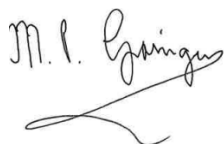
The reasons for the conditions are shown below:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved details.
- 3 In the interests of visual amenity within the curtilage of a heritage asset, in compliance with Policies HP2 and HP3 of the Local Plan and provisions of the NPPF.
- 4 In the interests of the Grade II Listed Building, curtilage Listed Buildings and their setting in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out in the NPPF and Local Plan Policy HP2.
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- 7 In the interests of the Grade II Listed Building, curtilage Listed Buildings and their setting in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out in the NPPF and Local Plan Policy HP2.
- 8 In the interests of the Grade II Listed Building, curtilage Listed Buildings and their setting in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out in the NPPF and Local Plan Policy HP2.
- 9 In the interests of the Grade II Listed Building, curtilage Listed Buildings and their setting in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out in the NPPF and Local Plan Policy HP2.
- 10 In the interests of the Grade II Listed Building, curtilage Listed Buildings and their setting in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out in the NPPF and Local Plan Policy HP2.
- 11 To safeguard the visual amenity of the street scene and heritage asset, in accordance with local policies HP3 and HP2.

You can see the officer's report on the application at www.northyorks.gov.uk/planning. Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail customerservices.har@northyorks.gov.uk.



Martin Grainger
Head of Development Management

Date of Decision: 7 May 2026

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NOTE TO APPLICANT/AGENT: The Council posted a site notice publicising this application. If it is still on display, please remove it.

NOTIFICATION TO BE SENT TO APPLICANT ON REFUSAL OF LISTED BUILDING CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

1.

- i.) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with sections 20 and 21 of the Planning (Listed buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- ii.) If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. NOTIFICATION TO BE SENT TO APPLICANT ON REFUSAL TO VARY OR DISCHARGE CONDITIONS ATTACHED TO LISTED BUILDING CONSENT OR ON THE ADDITION OF NEW CONDITIONS CONSEQUENTIAL UPON VARIATION OR DISCHARGE

If the applicant is aggrieved by the decision of the local planning authority :-

- (a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- (b) to add new conditions consequential upon any such variation or discharge,

He may appeal to the Secretary of State for Communities and Local Government in accordance with sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal.

3. If an aggrieved applicant wishes to exercise his right as above mentioned, he should do so on the appropriate form, obtainable from:-

The Planning Inspectorate
Customer Service Unit
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Tel 0303 444 5000 or visit www.gov.uk/government/organisations/planning-inspectorate

4. No consent, hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the Council in whose area the site of the proposed development is situated; or of obtaining approval under any other Bye-Laws, Local Acts, Orders, Regulations and Statutory Provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.