



YORKSHIRE DALES
National Park Authority

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Planning and Design Statement

Location: Former Barclays Bank, Market Place, Hawes

Proposal: Conversion and Extension of Former Bank to Retain Commercial (Use Class E) on the Ground Floor, Retention of Existing ATM Room, and Provision of 2 no. Two Bed Flats

Applicant: Replay Associates

Prepared by: Lavingham Planning Consultants Ltd

Date: March 2023

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1.0 Introduction

- 1.1 This statement accompanies a full application for planning permission to the Yorkshire Dales National Park Planning Authority for the conversion and extension of the former Barclays Bank building on Market Street, Hawes, North Yorkshire, DL8 3QY, to retain the commercial (Use Class E) on the ground floor with the retention of the ATM machine room, and provision of 2 no. two bed flats, one on the first floor and one on the second floor.
- 1.2 The purpose of this statement is to address the key planning issues arising from the development and to show that the scheme should be supported having regard to the Development Plan and the National Planning Policy Framework (NPPF).
- 1.3 This statement has been produced by Andrew Cunningham who is a Chartered Town Planner and the Managing Director of Lavingham Planning Consultants Limited – a Planning Consultancy based in Brompton, Northallerton. Andrew holds a Master of Science Degree in Town and Country Planning, from Newcastle University. His experience spans 10 years of employment within the public sector at Hambleton District Council and 6 years with Lavingham Planning Consultants Ltd. Andrew is experienced at managing a varied range of projects, including medium scale residential, commercial, agricultural and heritage-based schemes.

2.0 Site Description

- 2.1 The application site is the former Barclays Bank building at Hawes which is sited on the north side of Market Street towards its eastern end in the centre of Hawes. The building is three storeys high with a formal stone frontage and protruding gabled bays at ground, first and second floor levels. The front elevation facing south onto the street is formal and balanced in terms of position of windows and doors. There are similar properties on the west side, and a smaller property to the east.
- 2.2 To the rear/north is an enclosed yard and garden and a parking space which is accessed by a rear lane to the north of the site. The rear yard and garden are enclosed on the west side by a high stone wall, and on the east side by a number of dwellinghouses, including The Old Coach House, Laburnum House, Holme Cottage and Lion House. These properties have some elevations that directly abut the rear garden of the application site. There is a public house sited to the west which has a rear garden which is to the west of outbuildings to the rear and on the west side of the bank building.
- 2.3 On street parking is available directly to the front of the property. There is one existing parking space at the rear/north of the site which is accessed via a rear lane.
- 2.4 The former Barclays Bank building is not Listed and is not adjacent to a Listed Building. The building is not within a Conservation Area.
- 2.5 The building is positioned within Flood Zone 1 and is consequently at the lowest risk of flooding.
- 2.6 No public rights of way cross the site.

3.0 Proposed Development

- 3.1 This statement relates to the conversion and extension of the former Barclays Bank building to retain the commercial (Use Class E) on the ground floor, and residential use on the first and second floors. The existing bank ATM machine room will be retained on the front of the property on the ground floor with the rest of the space to be used for commercial purposes. Some minor internal alterations are proposed at ground floor including removal of two small parts of two internal walls to create a larger internal room from the existing smaller rooms, together with provision of toilets. There will be no external alterations on the front/south elevation. On the rear/north elevation an existing small single storey extension will be demolished and replaced with a slightly larger single storey ground floor extension with a lantern light in the roof and large bi-folding doors in the rear elevation. The rear yard area will form a terrace area accessed via the bi-folding doors with a garden beyond and two parking spaces are proposed to be provided at the far northern end of the curtilage which adjoins a rear vehicular access lane.
- 3.2 The first and second floors of the building will be converted to 2 x two bed flats, one on each floor. Minor internal alterations are proposed including inserting partition walls to create bathrooms and some removal of existing partition walls. The proposed flats would be accessed from the rear via the back lane along the western edge of the rear terrace and garden area. This access to the flats will be separated from the terrace and garden by the introduction of a wall to create a dedicated pathway to the flats.
- 3.3 Existing trees within the rear curtilage will be retained.
- 3.4 The new extension on the rear will be built in natural stone and slates to match the existing building.
- 3.5 The proposed parking spaces at the rear would be for the use of each of the flats. The vehicular access from the parking spaces onto the rear access has good visibility and would meet the requirements of the Highway Authority in terms of highway safety. On street parking is available for the proposed commercial space on the ground floor as is the case for the former bank use of the building.

4.0 Relevant Planning History

- 4.1 YD1/56/131A - Change of use from residential to office use, above Barclays Bank – Granted 24.6.1986.
- 4.2 R/56/131B - Full planning permission for installation of automatic cash dispenser, Barclays Bank – Granted 24.10.1994.
- 4.3 R/56/131C/AA - Consent to display non-illuminated fascia sign, Barclays Bank – Approved 27.6.2001.
- 4.4 R/56/131D/AA - Advertisement consent to display one non-illuminated ATM sign (retrospective) Approved 4.8.2003.
- 4.5 R/56/131H - Full planning permission for installation of 4 external air condenser units, Barclays Bank – Granted 22.9.2008.
- 4.6 R/56/131K - Full planning permission for installation of 1 new external light above existing ATM, 1 new security camera and 2 new panels, Barclays Bank – Granted 23.8.2012.
- 4.7 R/56/131J/AA - Consent to display 1 new hanging non-illuminated sign, new surround to existing ATM machine, new branch nameplate/opening hours sign and removal of existing fascia signage, Barclays Bank – Approved 23.8.2012.

5.0 Planning Policy Background

- 5.1 This section of the statement details the current national and local planning policy context against which the proposed development should be assessed. For ease of reference, all relevant policies and guidance have been summarised.

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) – July 2021 - sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, and those considerations from the NPPF which are relevant to this application include the following sections:

- Section 5. Delivering a sufficient supply of homes
- Section 6. Building a strong, competitive economy
- Section 7. Ensuring the vitality of town centres
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

- 5.3 Crucially, paragraph 10 and 11 of the NPPF establishes a presumption in favour of sustainable development for plan-making and decision taking. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 of the NPPF identifies three dimensions to sustainable development, namely economic, social and environmental, which are explained as follows:

- **Economic** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- **Social** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- **Environmental** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.5 Section 4 at paragraph 38 states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

5.6 Section 4 of the NPPF promotes pre-application between local authorities and applicants with an aim to front load the process. It also directs how applications should be determined, how planning controls should be tailored to local circumstances, how

planning obligations and conditions should be effectively used and when and how enforcement powers should be exercised.

5.7 Paragraph 20 of the NPPF states that:

“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

5.8 Section 5 of the NPPF relates specifically to delivering ‘a sufficient supply of homes’. Throughout this section of the NPPF, the Government aims to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

5.9 Paragraphs 78-80 of the NPPF sets out the government’s approach to rural housing. Paragraph 78 makes clear that *“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”*. Paragraph 79 further suggests that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services”*.

5.10 Section 6 of the NPPF states that: *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into*

account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future”

5.11 Paragraph 82 of the NPPF advises that planning policies should:

- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- b) set criteria, or identify strategic sites, for local and inwards investment to match the strategy and to meet anticipated needs over the plan period;
- c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

5.12 Paragraph 84 of the NPPF provides a clear direction for this application that Planning policies and decisions *“should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”*.

5.13 Section 7 of the NPPF seeks to ensure the vitality of town centres. Paragraph 86 advises that *“Planning policies and decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation”*. This includes recognising that residential development often plays an important role in ensuring the vitality of centres.

5.14 Section 12 of the NPPF supports the creation of high quality, beautiful and sustainable buildings and places and paragraph 126 recognises that good design is a key aspect of sustainable development. Paragraph 130 advises that development should, amongst other things, be visually attractive as a result of good architecture, layout and appropriate landscaping, and should be sympathetic to local character and history.

- 5.15 Section 14 of the NPPF relates to climate change and flooding. Paragraph 159 advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 5.16 Section 15 of the NPPF relates to the natural environment. Paragraph 174 advises that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes, sites of biodiversity in a manner commensurate with their statutory status, and should recognise the intrinsic character and beauty of the countryside, and minimising impacts on and providing net gains for biodiversity.
- 5.17 Section 16 of the NPPF relates to conservation and enhancement of the historic environment. Paragraph 203 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.18 The overriding message from the NPPF is that planning authorities should plan positively for new development and approve all individual proposals wherever possible. In particular, they should approve proposals that accord with statutory plans without delay. The Framework proposes that planning permission should be granted where the plan is absent, silent, or where relevant policies are out of date. The Framework suggests that the primary objective of development management is to foster the delivery of sustainable development. Furthermore, the advice states that local planning authorities should look for solutions rather than problems and decision makers at every level should seek to approve applications for sustainable development where possible.

National Planning Practice Guidance

- 5.19 National Planning Practice Guidance (NPPG) was first published in March 2014, and has undergone a number of amendments and additions since that time. The NPPG contains guidance of relevance to both the registration, processing and consideration of planning applications. One of the key components of the NPPG is the issue of design,

acknowledging that ‘good quality design is an integral part of sustainable development’. The NPPG also offers practical guidance in relation to, amongst other things, design, flood risk, historic environment, land affected by contamination, natural environment, water supply and waste water, and transport.

The Development Plan

- 5.20 Section 38(6) Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan in any determination, that determination shall be in accordance with the plan unless material considerations indicate otherwise. Section 38(5) requires that, where policies in the development plan conflict, the conflict must be resolved in favour of the last document to be adopted.
- 5.21 The ‘Development Plan’ for the Richmondshire District of the Yorkshire Dales National Park Authority area is currently comprised of the Yorkshire Dales Local Plan 2015-2030 (adopted 20.12.2016). The Yorkshire Dales National Park Local Plan 2015 to 2030 is a strategy for new development in the Yorkshire Dales National Park. It sets out local policy to steer development decisions and guide planning applications. It replaced the existing Yorkshire Dales Local Plan 2006, Housing Development Plan 2012 and the Minerals and Waste Local Plan 1998 as the statutory development plan for the National Park. The Yorkshire Dales National Park Authority is preparing a new Local Plan to cover the period 2023-2040 which is only part way through the consultation stage. As this emerging Local Plan is in its early stages of consultation, it cannot be given much weight yet in terms of decision making on current planning applications, and the policies within the existing Local Plan 2015-2030 are those which should be used to determine this application.

Yorkshire Dales Local Plan 2015-2030

- 5.22 The purpose of the Local Plan is to help deliver sustainable development. It responded to the national growth agenda and is a step change in policy that will extend the scope and flexibility for new development that is needed in the National Park, or which would otherwise be beneficial to it.
- 5.23 Those policies of particular relevance to the proposed development are:

- SP1 – Sustainable Development
- SP2 – National Park Purposes
- SP3 – Spatial Strategy
- SP4 –Development Quality
- BE5 – High Street Service Frontages
- BE7 – Safeguarding Employment Uses
- C1 – Housing in Settlements
- C4 – Sub-division
- C9 – Existing Community Facilities
- L1 – Heritage Assets
- L2 – Conversion of Traditional Buildings – acceptable uses
- L3 –Conversion of Traditional Buildings – building treatment
- W1 – Wildlife Sites, Species and Networks
- W2 – Biodiversity Enhancement
- CC2 – Flood Risk

5.24 Policy SP1 (Sustainable Development) serves to reflect locally the requirements of the National Planning Policy Framework and states:

The Yorkshire Dales National Park Authority will presume in favour of development that is sustainable. Sustainable development in the Local Plan area is development that either achieves or does not prejudice the achievement of the following:

a) makes the National Park a high-quality place to live and work – including: improving and supporting the use and retention of existing services, infrastructure and facilities, including the housing stock and workplaces;

b) encourages mixed uses, reducing the need to travel.

c) contributes positively to the built environment by having regard to the site context, and conforms to the National Park Design Guide;

d) conserves or enhances the landscape character of the National Park through use of high-quality design, appropriate landscaping, and removal of unsightly development;

e) improves biodiversity by enhancing existing priority habitats and species or creates new priority habitat;

f) improves public access to, and enjoyment of, the National Park's special qualities.

g) reduces waste and greenhouse gas emissions through compliance with the spatial strategy, improved energy efficiency and making full use of small-scale renewable energy.

h) avoids areas at risk of flooding and is resilient and responsive to the impacts of climate change.

i) conserves or enhances the historic environment and helps secure a sustainable future for the assets at risk.

5.25 Policy SP2 (National Park Purposes) advises that development will be permitted that furthers the statutory National Park purposes of:

a) conserving and enhancing natural beauty, wildlife and cultural heritage;

b) promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

5.26 Policy SP3 (Spatial Strategy) defines the spatial strategy that will be taken by the Yorkshire Dales National Park Authority in terms of new development. This policy steers new development to be located within or adjacent to settlements listed in Table 1 (which includes Hawes), unless there are justifiable reasons why another location is more sustainable. Proposals for development within settlements listed in Table 1 should be at a scale that is appropriate to the character and function of the settlement. To maintain footfall and viability, retail and commercial development will be allowed in four primary retail high streets identified on the policies map including Hawes, subject to the requirements of Policy BE5 (High Street Service Frontages). To help conserve the historical landscape, promote growth in the local economy and increase the supply of housing, the re-use of suitable traditional buildings will be permitted in accordance with Policies L2 and L3.

- 5.27 Policy SP4 (Development Quality) sets out the way in which the Park Authority will secure good design in all developments. The policy is detailed in its requirements and subdivides the areas of importance into the headings of design, transport, human safety and amenity, and environmental safeguarding. It expects design to be informed by and respond positively to the site and its surroundings so that the scale, height, form and materials and appearance are sympathetic and complementary. It expects the design to reinforce local distinctiveness. This policy also requires development to be located in the lowest risk of flooding, and not increase flooding elsewhere, and to respect the amenity of neighbours and provide an adequate level of amenity for its future occupants. Development should also not give rise to unacceptable impacts including the level of noise.
- 5.28 Policy BE5 (High Street Service Frontages) identifies high street frontages in certain settlements including Hawes and advises that new or expanded retail (A1) uses will be permitted in these areas, and A2 (including banks and estate agencies), A3 (including restaurants and cafes), A4 (including pubs), A5 (sale of hot food off the premises), C1 (including hotels), D1 (clinics and health centres) and D2 (including cinemas and bingo halls) uses will also be permitted in high street frontages except where they would displace an A1 use that would undermine the retail service role to the detriment of the local community. The National Park Authority will require proposals for the loss of a retail use to be tested against Policy BE7 (Safeguarding Employment Uses) unless it is considered that the loss of the use would not have a significant individual or cumulative effect on the retail function of the high street.
- 5.29 Policy BE7 (Safeguarding Employment Uses) advises that development that would lead to the loss of existing business land or buildings will not be permitted unless:
- a) the loss would be at a scale that causes no significant harm to community vitality or Local Plan employment objectives; or,
 - b) the continuation of employment use on the site would be environmentally unacceptable, or incapable of being made acceptable; or

c) the business commenced less than three years ago on a site not previously used for employment purposes; or,

d) can be demonstrated that the site is no longer commercially viable for sustaining employment activity at the level of the currently permitted use.

5.30 Policy C1 (Housing in Settlements) advises that there are site allocations for housing which are shown on the policies map. Elsewhere, housing development will be permitted on acceptable sites within the housing development boundaries of local service centres and service villages. On sites of 11 or more dwellings, 50% must be affordable housing, or alternatively 33% affordable housing and 33% local occupancy restricted housing. On sites of between 6 and 10 dwellings, the National Park Authority will require payment of a commuted sum in lieu of the delivery of the relevant proportion of affordable housing. On sites of up to 5 dwellings, new housing will be restricted to local occupancy. All are subject to economic viability.

5.31 Policy C4 (Sub-Division) advises that the sub-division of an existing dwelling to form two or more dwellings will be permitted provided all the following criteria are met:

a) the dwelling has capacity for subdivision having regard to the requirements of Policy SP4 (Development Quality); and

b) net additional dwellings created are subject to local occupancy or affordability requirements in accordance with Policy C1 (Housing in Settlements).

5.32 Policy C9 (Existing community facilities) seeks to protect existing community facilities (which can include more commercially orientated facilities including pubs and post offices) unless it can be demonstrated that the current use is no longer in need and the building could not fulfil or is not needed for, an alternative community use.

5.33 Policy L1 (Heritage Assets) advises that development proposals affecting undesignated heritage assets will be permitted where their significance will be conserved.

5.34 Policy L2 (Conversion of Traditional Buildings – acceptable uses) deals specifically with the conversion of traditional buildings and advises that proposals for change of use of traditional buildings to high intensity residential uses will only be permitted within

existing settlements and building groups, or other suitable roadside locations. Proposals for change of use of isolated traditional buildings to low-intensity uses will be permitted provided they do not result in material alteration to the exterior of the building or its surrounds. Proposals for change of use to a dwelling for continuous occupation will be subject to a local occupancy restriction, and proposals for conversion to holiday occupation will be restricted to short stay letting only. All proposals for the conversion of traditional buildings to live/work units will be required to meet criteria (a) and (b) of Policy BE4 (New Build Live/Work Units).

- 5.35 Policy L3 (Conversion of Traditional Buildings – building treatment) sets out what is expected from conversions of traditional buildings regarding building treatment including the need for the building to be structurally capable of conversion and without significant extension or alteration, and with sensitive treatment of the setting of the building to protect the character of both the building and its setting. The proposal must not harm protected species.
- 5.36 Policy W1 (Wildlife Sites, Species and Networks) seeks to ensure that protected species are not harmed through development proposals.
- 5.37 Policy W2 (Biodiversity Enhancement) advises that new development that would have an impact on biodiversity will be required to make a proportionate on-site contribution to wildlife enhancement.
- 5.38 Policy CC2 (Flood Risk) requires new development to be located in areas of the lowest flood risk.

6.0 Policy Appraisal

- 6.1 Having regard to the local and national planning policy and guidance context it is considered that the principle of development turns on the approach to the criteria of the adopted Development Plan and the NPPF.

Principle of Development

- 6.2 The Yorkshire Dales Local Plan (2015-30) aims to deliver sustainable development in the National Park context. It aims to achieve the conservation and enhancement of traditional buildings (heritage assets) by allowing them to be adapted or converted to new uses, providing the building and its landscape have the capacity to absorb them. Policy SP1 (Sustainable Development) supports sustainable development including support for mixed uses and reducing the need to travel. Policy SP3 (Spatial Strategy) expects new development to be located within or adjacent to the settlements listed in Table 1 which includes Hawes which is designated a Local Service Centre. This policy seeks to maintain footfall and viability within the larger settlements by supporting retail and commercial development in primary high streets which includes Hawes. It also seeks to promote growth in the local economy and increase the supply of housing and supports the re-use of suitable traditional buildings. Policy BE5 (High Street Frontages) supports retail uses on the high street but also other commercial uses.
- 6.3 The existing use of the building is as a bank which falls outside retail (Class A1) use and within Class E (formerly Class A2) and is therefore not restricted to A1 retail use by this policy. The proposed retained use is for Class E (business, commercial and service use) which includes shops, offices, cafes, estate agents and light industrial. Therefore, the proposed retained general commercial use is in accordance with the requirements of Policy BE5 (High Street Service Frontages) which seeks to retain the existing commercial functions of high streets and also existing retail where it exists. Additionally, the upper floors of the building were formerly used as an office, staff room and store associated with the bank use. The change of use of these floors to 2 small residential flats is supported in principle by SP1 (Sustainable Development) which supports mixed uses, SP3 (Spatial Strategy) which supports increasing the supply of housing), and Policy C1

(Housing in Settlements) which supports housing within the development boundaries of settlements which this site complies with.

- 6.4 The proposal is also supported in principle by Policies L1, L2 and L3 which specifically allow for the conversion of traditional buildings to new uses, including for housing, subject to compliance with the relevant criteria including design and impact. Policy L2 (Conversion of Traditional Buildings) sets out acceptable uses for conversion of traditional buildings and advises that proposals for the change of use of traditional buildings to high intensity uses for residential and employment uses will only be permitted within existing settlements, which this building complies with. The proposal complies with these policies in principle and the acceptability of the proposal therefore turns on the compliance of the scheme with the policy criteria and other material planning considerations which are dealt with below.

Design and Impact on the Character and Appearance of the Building and Surrounding Area

- 6.5 Good design is given great importance in the Framework as a key part of sustainable development. At the local level Policy SP4 (Development Quality) sets out the way in which the Park Authority will secure good design in all developments. Policy L1 considers development affecting heritage assets. Traditional buildings may be designated as Listed Buildings or are considered to be 'heritage assets', despite not being designated. Proposals affecting undesignated heritage assets that are demonstrably of equivalent significance to designated heritage assets will be treated as though they were designated for the purposes of the policy.
- 6.6 The proposed scheme involves an undesignated heritage asset and the character and significant of this building need to be conserved. The scheme involves little or no alteration to the front/south elevation which is the most prominent elevation which faces the Market Place and main street. This is an attractive and formal elevation typical of a traditional bank with high quality stonework and roof slates and with stone surrounds to the windows and doors. The front elevation is also balanced and has attractive protruding bay windows on each of the floors. The scheme proposes that the existing traditional doors and windows will be retained, together with the ATM, thus

retaining the character of the front elevation of the building. The existing small rear extension is not particularly attractive in terms of form and design and housing a number of air conditioning units, and this will be replaced with a new extension only slightly larger which is of matching stone and with an improved design and functionality. Additionally, the proposed lantern light and roof form of the extension have been carefully designed to avoid physically affecting the first floor traditional staircase window and the lantern light will afford views through the structure to main views of this from the rear terrace and garden. The rear yard area is well enclosed and is not prominent from lane to the rear/north. Therefore, overall, the proposal will conserve and not harm the character and appearance and significance of the building and the area as a non-designated heritage asset and comply with Policies L1 (Heritage Assets).

- 6.7 Policy L3 (Conversion of Traditional Buildings) sets out a design guide for schemes for conversion of traditional buildings. This expects conversions to ensure that the building in question has the physical capacity and that the new use can be accommodated without significant extension or alteration. This building is in a sound and good condition, and the proposed extension is small in size and there are only minimal internal alterations to accommodate the new ground floor commercial space and the two flats on the first and second floors. The curtilage and outside space to the rear is existing and the existing parking space will have an additional parking space provided next to it for the use of each of the flats. The access from the additional parking space is straight onto the rear lane which should give no concerns regarding highway safety. The proposal is well designed to respect and conserve the character and heritage significance of the existing building and complies with Policy L3 (Conversion of Traditional Buildings) and Policy SP4 (Development Quality).

Residential Amenity

- 6.8 Good design is given great importance in the Framework as a key part of sustainable development. Paragraph 130 of the NPPF identifies the need for high quality inclusive design which meets the following criteria:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.9 The development would incorporate an appropriate level of private amenity space with the rear terrace and garden to the rear of the building which is enclosed and private and which includes two and on-site car parking for the proposed flats. The proposed rear extension is small and single storey in scale and set off the side and rear boundaries of the site and will not harm a harmful impact on the amenity of neighbouring properties either through loss of privacy or physical impact or loss of light due to the small scale of the extension and the solid walls on either side. There would be glazed doors in the rear elevation of the proposed extension but these would be sufficient distance from neighbours to the north across the rear curtilage not to significantly harm their amenity. The flats would have a separate rear entrance from the rear lane along a dedicated path to the side of the rear curtilage which would be separate to the proposed ground floor commercial space which would be accessed from the front.

6.10 There are neighbouring residential properties which bound the eastern boundaries of the rear terrace/garden however these are sufficient distance from the proposed

extension not to harm their amenity through unreasonable physical impact or overlooking or loss of light. The impacts of the proposed extension are very similar to those of the existing extension and are considered acceptable. The pub to the west will not be affected adversely in any way. In any case, this is a town centre building and the proposed commercial use with flats above is very much supported by local policies, and replicates similar properties in the vicinity and is expected in this busy part of the settlement.

- 6.11 In light of the above considerations, the proposed development is considered to be of good design in that it will not significantly adversely affect or harm amenity of neighbouring properties and would be in accordance with the principles of the NPPF and the requirements of Policy SP4 (Development Quality) of the adopted Local Plan.

Transport and Accessibility

- 6.12 NPPF Paragraph 111 highlights that developments should only be refused on highways grounds where the impact is considered to be severe:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

- 6.13 The proposed development relates to a sustainable location within the existing high street and commercial and retail centre of Hawes, benefitting from good accessibility to local services by sustainable modes of transport and would have a minimal impact on the highway network. As a result, no mitigation measures are required.
- 6.14 The application site has acceptable levels of on street parking on the cobbled areas outside the building which provides public parking for those visiting the town centre of Hawes. The existing bank use has relied on this on-street parking, and the proposed commercial use of the ground floor will not change this reliance. Additionally, the two proposed residential flats will be provided with an off-street parking space each at the rear of the property from the rear lane. The lane is acceptable in terms of Highway Authority standards to serve the one additional parking space and will not cause an adverse impact on highway safety.

- 6.15 The development proposals therefore comply with the guidance identified within Policy SP4 (Development Quality) of the Local Plan.

Flood Risk and Drainage

- 6.16 The NPPF aims to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding. The importance of flood risk assessments is highlighted and states that development should be encouraged in areas of low flood risk.
- 6.17 The application site is located in Flood Zone 1 where land is assessed as having a less than 1 in 1000 annual probability of river or sea flooding (low probability). The site has been assessed as being at low risk from other forms of flooding.
- 6.18 Surface water will drain to a soakaway in accordance with the Environment Agency's drainage hierarchy which supports sustainable surface water drainage. The site close to mains foul drainage within Hawes town centre and the proposal will therefore connect its foul drainage to that in accordance with the government guidance. The proposal therefore complies with Policy CC2 (Flood Risk).

Ecology

- 6.19 The NPPF requires planning policies and decisions to contribute to conservation and enhancement of the natural environment. Policy W1 (Wildlife Sites, Species and Networks) of the Local Plan seeks to ensure that protected species are not harmed through the planning process. Policy W2 (Biodiversity Enhancement) advises that new development that would have an impact on biodiversity will be required to make a proportionate on-site contribution to wildlife enhancement.
- 6.20 The building has been used in the recent past as a bank on the ground floor and with associated upper floors as stores and staff room etc. The roof is intact and in good condition and the building is well maintained. It is therefore considered that the building is unlikely to house protected species and that the proposed conversion and small extension will not be likely to harm protected species. Biodiversity enhancement can be achieved through additional planting in the rear garden.

- 6.21 The proposal therefore complies with Policies W1 (Wildlife Sites, Species and Networks) and W2 (Biodiversity Enhancement) because it will not be likely to harm protected species and will provide biodiversity enhancement.

Contamination

- 6.22 A contamination screening assessment will be undertaken to establish the presence of any harmful contamination and to propose any necessary mitigation and remediation. The proposal will not result in harm from contamination.

Provision of Housing and Affordable Housing

- 6.23 Policy C1 (Housing in Settlements) supports housing within development boundaries of local service centres and service villages which includes Hawes. The site is in the centre of Hawes near other shops and services and public transport connections and therefore complies with this policy in location terms.
- 6.24 Policy C1 also expects provision of affordable housing in association with new housing development, and on sites of up to five dwellings, new housing will be restricted to local occupancy. This requirement is subject to the economic viability of the scheme. The proposal will provide new small scale housing in a central sustainable location and will comply with Policy C1 in terms of providing affordable housing which is occupancy restricted to local people if demonstrated through a viability assessment. The proposal will comply with Policy C1 (Housing in Settlements).

7.0 Conclusion

7.1 The key conclusions arising from this planning statement, in regard to the assessment of the development proposals are summarised below:

(a) This statement has shown that the development proposals do not conflict with specific policies within the NPPF that indicate development should be restricted.

(b) The proposals are able to comply with the criteria of the Yorkshire Dales National Park Authority's adopted Local Plan Policies.

(c) The proposals would not result in significant adverse impacts that would otherwise outweigh the benefits of granting planning permission for the development and would satisfy the first test of paragraph 11 of the NPPF.

(d) The proposals are sustainable, accessible and capable of being accommodated without significant risk to highway safety and without significant flood risk or significant adverse drainage effects.

(e) The proposals are of a high standard of design that will conserve the character of the building and its setting, and the wider landscape.

(f) The proposal will not harm protected species and will provide biodiversity enhancement on site.

(g) The proposals will not harm the amenity of neighbours.

7.2 For the above reasons we would welcome the approval of this full application for planning permission.

