

YORKSHIRE DALES NATIONAL PARK AUTHORITY

DELEGATED REPORT

Application No:	R/56/131L	Parish:	Hawes
Applicant:	Replay Associates	Officer:	Matthew Lappin
Site Address:	Barclays Bank, Market Place, Hawes, DL8 3QY		
Proposal:	Full planning permission for conversion, change of use and extension of former bank to form non-residential (Class E) accommodation at ground floor with residential apartments on existing first and second floors		

DELEGATED AUTHORITY

1. Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme of Delegation and Committee Terms of Reference March 2021 (section C7).

APPLICATION SITE

2. The application site comprises the former Barclays Bank building which fronts onto the northern side of the Market Place in Hawes. The building is a handsome, stone built building originally constructed as a bank. It forms part of a terrace of commercial buildings which help to define the edge of the Market Place. The building is not listed.
3. The building is three storeys in height with a pitched, slate covered roof. It has a formal, symmetrical façade with two entrance doors and large projecting bay windows opening into the former banking hall at ground floor level. One of the windows houses a cash dispenser which is to be retained. Above there are two pairs of projecting bay windows to the first and second floors with decorative gable ends.
4. To the rear there is a two storey extension to the western side of the elevation, which has a rendered finish, and a grassed area with access from the building. A number of air conditioning units are attached to a small, single storey extension also on the rear elevation which is proposed to be removed as part of the application proposals. The plot falls away to the north and there is vehicular access from a narrow lane which opens onto the A684 which runs through Hawes. The rear plot is overlooked at close quarters by a mix of commercial and residential properties. Boundaries are defined by a mix of stone walls and retaining walls.

PROPOSAL

5. Full planning permission is sought for the conversion and change of use of the former Barclays bank to form non-residential (Class E) accommodation at ground floor together

with a single storey extension to the rear and the conversion of the first and second floors to form 2 no. dwellings for local occupancy. Access to the proposed dwellings will be from the rear with provision for 2 parking spaces on the northern part of the application site. Access to the ground floor commercial space will be retained from the Market Place.

RELEVANT PLANNING HISTORY

6. There are no applications that are relevant to the consideration of the application proposals.

CONSULTATIONS

Consultees:

7. The comments of statutory and non-statutory consultees are summarised below:

Chief Technical Officer Richmondshire DC

No comments received.

Highways - Richmondshire

No comments received.

CEHO RDC North Yorkshire Council

No comments received.

Fire Officer - Richmondshire

No objection/observation to the proposed development with further comments to be made building regulations stage.

Clerk to Hawes & High Abbotside PC

Requested additional information on whether the proposed dwellings are for local occupancy only or also available for use as short term holiday lets. Also asked for assurance that the ATM is to be retained. **Officer comment:** the applicant's agent has confirmed that the proposed dwellings will be for local occupancy only, secured by planning agreement, and that the ATM will be retained.

Area Ranger (Lower Wensleydale)

The proposed development does not affect public right of way number 20.92/33/1.

Public responses:

Neighbour/interested parties' responses received: 10

8. The application was advertised by site notice which expired on 24.04.23. Ten responses from neighbouring residents were received which may be summarised as follows:
 - Concern regarding the potential for noise and disturbance from the proposed use particularly the terraced seating area accessed from bi-fold doors which will impact on residential amenity.

- No information on hours of operations included.
- There are already a large number of cafes, pubs and restaurants in Hawes and no additional ones are necessary.
- Not clear whether boundary walls will be retained.
- Bin storage is not adequate.

ASSESSMENT

Key Issues:

- Planning Policy
- Proposed Use
- Design and Visual impact
- Residential Amenity
- Parking and Access
- Biodiversity Enhancement
- Equality Act

PLANNING POLICY

9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on Local Planning Authorities to determine planning applications in accordance with the development plan unless there are material reasons to do otherwise. The most relevant policies of the adopted Yorkshire Dales Local Plan (the development plan) are:

C1: Housing in settlements
 BE5: High Street service frontages
 SP1: Sustainable development
 SP4: Development quality
 W2: Biodiversity enhancement

PROPOSED USE

10. Policy C1 of the local plan allows for housing development within the housing development boundaries of local service centres, including Hawes. Policy BE5 allows for a mix of appropriate commercial uses to be provided within identified high street frontages where they would not displace a retail use (class A1) or undermine the retail service role of the high street to the detriment of the local community.
11. The application proposals are for a mixed use conversion of a former bank premises comprising ground floor commercial development within class E of the use class order and two apartments above. Class E of the use class order combines a number of previous commercial use classes including A1 retail, A2 financial services, A3 restaurants and cafes, B1 offices, and D1 medical and healthcare uses, creches and nurseries, and D2 indoor sports and recreation uses. All of the uses must be those which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It does not include hot food takeaways.
12. The proposed use of the ground floor for a variety of potential commercial uses is considered to be acceptable in this prominent village centre location within a high street

frontage policy area. It will contribute to the vitality and viability of the locality bringing an empty premises back into use. The conversion of the upper floors of the building to residential use is also considered to be acceptable with local occupancy secured by a section 106 planning agreement. Overall the proposed uses are acceptable having regard to local plan policy.

DESIGN AND VISUAL IMPACT

13. Policy SP1 sets out a general presumption in favour of sustainable development subject to a number of requirements including making the National Park a high quality place to live and work including supporting existing services and workplaces, and conserving or enhancing landscape design through high quality design and landscape planting. Policy SP4 requires proposals to respond positively to context and landscape setting, conserve or enhance the character and appearance of the site and its setting, and be of a high design quality that reinforces local distinctiveness.
14. The application proposals involve minimal alterations to the principal façade of the building where it overlooks Market Place in Hawes. To the rear, a single storey extension is proposed. This will result in the removal of a small single storey extension and a number of air conditioning units which are not proposed to be replaced. Amendments have been sought to reduce the size of the proposed extension so that it is set back from the existing two storey extension rather than standing forward of it. In addition, a proposed outdoor seating area and bi-fold doors have been omitted from the design. The external walls of the extension will be rendered to match the adjoining two storey extension. A lantern rooflight is proposed which will sit behind a low parapet wall.
15. The proposed design is considered to be acceptable. It is not readily visible from any public vantage point and will be read as a subservient feature to the main building. The application proposals therefore comply with the relevant policy considerations of the local plan.

RESIDENTIAL AMENITY

16. Policy SP4 requires development proposals to respect the amenity of neighbours and provide for an adequate level of amenity for future occupants in relation to nearby uses. Concern has been expressed from a number of adjoining residents on the grounds of additional noise and disturbance that may arise from an outdoor seating area accessed via bi-fold doors that formed part of the original application. Amendments have been agreed and the terrace and bi-fold doors have been omitted from the application. A planning condition can remove permitted development rights from the premises to control any future works relating to the external appearance of the extension and any hard surfacing. A condition can also control hours of operation. The application proposals as amended are therefore considered to be acceptable in terms of residential amenity.

PARKING AND ACCESS

17. Policy SP4 requires development proposals to have appropriate access and parking provision. Vehicular access to the premises is from the rear via an existing lane. Two parking spaces are proposed for use of future residents of the proposed flats. This is

considered acceptable and the provision and retention of the spaces can be secured by planning condition.

BIODIVERSITY ENHANCEMENT

18. Policy W2 requires new development that would have an impact on biodiversity will be required to make an on-site contribution to wildlife enhancement. Commercial development is assessed as having a low to medium impact. As such the provision of two wild bird nesting boxes is considered to be adequate which can be secured by planning condition. In addition, a landscape planting scheme is proposed to the rear of the site which can also be secured by planning condition. As such the proposed development is in accordance with local plan policy.

EQUALITY ACT

19. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.
20. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

CONCLUSION

21. The application proposals will bring an existing, attractive commercial premises back into use providing an active ground floor uses addressing the Market Square and providing two new flats for local occupation. The proposed extension to the rear of the premises is acceptable in design terms, and amendments have been made to ensure that the amenity of adjoining residents is addressed. Overall the application proposals accord with the relevant requirements of policy BE5, C1, SP1, SP4 and W2 of the adopted Yorkshire Dales Local Plan (2025-2030).

RECOMMENDATION

22. It is recommended that permission is GRANTED subject to conditions and a section 106 agreement to secure the dwellings for local occupancy in accordance with appendix 5 of the adopted Yorkshire Dales Local Plan (2025-2030).