

Ms Vicky Williams

Planning Inspectorate

1 March 2022

**Appeal against refusal of Planning Application R/56/518
Barn north of Old Gayle Lane, Hawes
Full planning permission for conversion of barn into a 3 bedroom dwelling house for local
occupancy/short term holiday let; formalisation of the existing access and associated
development and installation of a package sewage treatment plant**

Dear Ms Williams

We have received a letter dated 2nd February 2022, ref. R/56/518, from Wendy Thompson, Senior Planning Officer of the Yorkshire Dales National Park Authority, notifying us that this application has gone to appeal.

Following refusal of this application by YDNPA, the applicants submitted a similar proposal (R/56/518A) and Friends of the Dales objected to that application. Several of the issues raised by planning officers in the report for R/56/518 remained in the later application (R/56/518A).

The track in questions had only been laid shortly before the applications were submitted; the barn cannot therefore be considered to be a roadside barn. Furthermore, it is a prominent building in open countryside and its development into a dwelling would have an adverse impact on the open character of the landscape.

The YDNPA's barn conversion policy of the Local Plan is conservation-orientated which aims to conserve the intrinsic value of the barn. The current proposals would not achieve that aim.

Friends of the Dales, therefore, maintain the objection to the latest application R/56/518A and trust that the appeal against refusal will be rejected.

Yours sincerely

Signed by Wilf Fenten, Chair, Policy and Planning Committee

Friends of the Dales is a working name of the Yorkshire Dales Society which was founded in 1981 and is a registered charity and company limited by guarantee. Friends of the Dales is free of political and financial affiliations. We work to ensure that the Government, the Yorkshire Dales National Park Authority, and other relevant agencies deliver their obligations to care for the special qualities of the Yorkshire Dales, an internationally important area. We do this by considering major planning applications and policy development affecting the Yorkshire Dales and adjacent areas. We offer a year round programme of walks and talks so that everyone can enjoy and learn more about this beautiful area and why it needs protection. We have a membership of around 1,300 individuals, families, businesses and organisations.



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