

Matthew Lappin [via email]

Senior Planning Officer

Yorkshire Dales National Park Authority

20 February 2024

**Objection to Planning Application: R/06/275 Great Bottom Barn, Muker**

**Full planning permission for conversion of barn to an agricultural workers dwelling**

Dear Mr Lappin

Friends of the Dales wishes to **object** to this application.

We understand and sympathise with the applicants' motives to create a rural workers' dwelling to facilitate the farm to be managed from within the same family. Unfortunately, converting this barn is not a solution to that problem.

Swaledale is renowned for its historic barns and walls landscape. The applicant's Heritage Statement notes this barn "is within the Swaledale & Arkengarthdale Barns & Walls Conservation Area, a designated heritage asset under the terms of the National Planning Policy Framework.". With such high landscape quality, particular care must be taken over applying policy.

Policy C3 Rural Workers' Housing does indicate that reuse and conversion of buildings is preferable to new build. However, such re-purposed buildings are normally expected to be near or within the farmstead. That is clearly not the case with this field barn.

Policy L2 and L3 on converting traditional buildings are also paramount. This barn sits in open countryside at a considerable distance from the public highway. Converting this classic isolated field barn to form a permanent dwelling, whether to meet the need for a rural worker or for another purpose, would be against policy.

We urge that the consideration of this application stays firmly within policy, to ensure long term consistency in decision making and avoid the risk of setting a serious precedent.

Chair, Policy and Planning Committee

On behalf of Friends of the Dales

*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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