

Nicola Dinsdale [via email]

Planning

Yorkshire Dales National Park Authority

26 February 2026

**NEW Objection to Planning Application: S/03/777 – Barn, Foxhole Rigg Lane, Sedbergh
Full planning permission for conversion of a barn to a one-bedroom local occupancy dwelling and
the installation of package sewage treatment plant**

Dear Ms Dinsdale

Friends of the Dales objected to the previous version of this application to convert two barns and we note that the amended plans are now only concerning Barn 1 – at this time. Unfortunately we still have significant concerns and so are submitting a new **objection**.

We note that the applicant has now provided a fuller Heritage Statement (January 2026) for Barn 1 in response to a request from the Buildings Conservation Officer. This Statement describes the barn as standing “170m to the north-east of Foxhole Rigg, an isolated, upland, former farmstead in the area known as Cautley, 5km north-east of Sedbergh. It stands on the north-west side of a private vehicle track and public footpath known as Foxhole Rigg Lane”.

We believe this assessment actually reinforces our previously stated view that Barn 1 is located in remote isolated and open countryside and does not meet the “roadside” criteria. We note that an independent planning consultant, engaged by a neighbouring property, raises a well-evidenced argument that this barn cannot be considered to meet the roadside criterion, a key policy requirement.

Whilst respecting the Building Conservation Officer’s view on the Heritage Statement, we still have concerns. The new Statement notes that “Of the historic roof structure, only a very weathered tie-beam survives.”. This unfortunately significantly detracts from the current heritage value of the building, a key policy requirement.

And our concerns about the structural condition of the barn, described in the applicant’s Structural Survey, remain. Our view is that the policy requirement for a barn proposed for conversion should be structurally sound is not met.

We believe that the conversion of this specific barn to a dwelling would introduce an incongruous development with a damaging impact on the special qualities of the national park.

Yours sincerely

Chair, Policy and Planning Committee
On behalf of Friends of the Dales



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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.