**Planning Application 21/02914/PLF**

Proposal: Residential development comprising alterations, extensions and change of use of existing buildings to form 2 dwellings, erection of 1 detached dwelling and erection of 1 detached garage and 2 carports with associated works.

Location: The Stables, Westwood House, Main Street, North Dalton, YO25 9XA

Applicant: Sovereign Build Ltd

Application Type: Full Planning Permission

North Dalton Parish Council strongly object to this application and request that it be heard by committee, and that a site visit should be held prior to the committee hearing.

The application site is situated in the middle of the conservation area of the village of North Dalton.

The planning act defines a conservation area as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance”

The proposed development is in the grounds of Westwood House, which was built in 1795 by Lord Halifax, and has a long and ancient history. The stables themselves having significant historical value with an intact pigeon loft and unspoilt stalls. The house and grounds form a significant focal point in the center of the conservation area.

Objections are held: -

That this application fails to preserve both the character and the appearance of the old buildings within the site, and there is particular concern regarding the proposed use of fire cement roof slates in place of the current pantiles or traditional slate, the use of PCC aluminum on doors and windows in place of timber and the loss of trees and planting and the prolific use of skylights in the roofs.

The proposed access for the properties within this site will have a detrimental effect on the root protection areas of mature trees within a conservation area,

The conservation area appraisal for North Dalton specifically states that “to preserve and retain the essential character of the western part of the Conservation Area that new development should be resisted in this area.” “the loss of traditional wood window frames and wooden doors should be controlled” if the conservation area designation is to have real effect it is imperative that the further erosion of the character of the older properties be halted. This application fails to fulfill this requirement.

National planning policy recognises that the historic environment is an irreplaceable resource
and should be conserved, in a manner appropriate to its significance, so that it can be enjoyed
by future generations. It defines conservation of heritage assets as "the process of maintaining
and managing change to a heritage asset in a way that sustains and, where appropriate, enhances
its significance."

The documents supporting this application show a considerable number of trees on the site will require felling. It should be noted that all trees within a conservation area are protected. A condition of any approval of development of this site, should therefore be that recommendations within the submitted tree survey are strictly adhered to.