

13. FULL APPLICATION – CONVERSION TO A SINGLE DWELLING AT SAFARI QUIP, THE STONES, CASTLETON (NP/HPK/0324/0297, WE)

APPLICANT: MR JULIAN MCINTOSH

Summary

1. This application seeks full planning permission to convert a former outdoor goods store into a 2-bedroomed open-market dwellinghouse.
2. As the property's previous use was an outdoors shop providing walking, leisure, and camping and equipment, it is not classed as a community service or facility. Accordingly, there is no presumption in policy against converting it into an alternative non-community use subject to it being in compliance with other policies within the development plan.
3. The property is believed to be mid 19th century and was historically associated with the adjacent former Peveril Hotel (originally known as the Shipp Inn). While it has been altered over time, it is considered to contribute to the Castleton Conservation Area, and is a formative building in the village's historic core. It is therefore deemed to be a non-designated heritage asset.
4. Policy HC1 and DMC10 permit the conversion of heritage assets into open-market dwellings subject to their conversion being necessary for the conservation and enhancement of the building. The scheme proposes several alterations to the historic fabric, but on balance it is considered that the proposed conversion would conserve the significance of the heritage asset and the setting of the Conservation Area.
5. The applicant is therefore recommended for approval subject to conditions.
6. **NB:** At the time of writing this report, the Authority has not received the amended plans showing the glazed windows to the rear of the property and the boundary wall to the terrace. The planning agent has confirmed that these plans will be received before the planning committee meeting. This report has been written on this basis.

Site and Surroundings

7. Safari Quip is located on The Stones in the south of Castleton, close to the visitor entrance to Peveril Castle. The property is constructed from random coursed limestone with gritstone quoins and surrounds under a blue-slate roof. The structure is linear in form and fronts directly onto The Stones, a narrow street which runs east-west through the village.
8. The property has been altered over time, including the insertion of large window openings on the eastern gable end of the building which faces the Market Place, the painting of the lintels on the front elevation black, the relocation of the rear door and the introduction of shop signage. The ground floor windows on the front elevation have also been replaced with single-paned shop windows.
9. The only outside space associated with the building is a small triangular area of hardstanding adjacent the eastern gable end and a small yard area at the western end which is raised from The Stones and accessed from the first-floor level.
10. The property is in the Castleton Conservation Area and adjacent to several listed buildings including the grade II listed Castle Close Cottage to the south and the grade II

listed Castleton Hall to the north. The surrounding buildings are largely in residential use.

11. As noted, the extant use of the site is a shop, most recently having been used as an outdoor equipment shop which ceased trading in 2018.

Proposal

12. This application seeks full planning permission to convert the shop into a two-bedroom property.
13. Proposed external alterations to the property include the removal of the existing windows and replacement with timber sliding sash windows. It proposes to introduce a stone mullion to bisect the two first floor window openings and introduce new small paned side-hung casement window frames. The ground floor horizontal window frame below would be removed and the opening infilled.
14. The application proposes to alter the openings on the front elevation of the property. It would change the central window to form a doorway, then convert the two existing doorways to create windows to match the adjacent windows.

RECOMMENDATION:

That the application be **APPROVED** subject to the following conditions:

1. **Statutory 3-year time period for commencement of development**
2. **In accordance with specified amended plans.**
3. **Prior to its construction on site, the precise detailing, including the gate, materials, coursing, pointing and coping, of the southern boundary wall to the terrace shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in strict accordance with the approved details and maintained without alteration throughout the lifetime of the development.**
4. **Prior to occupation of the approved dwelling, the obscured glazing to the rear windows and new southern boundary wall to the terrace shall be installed and constructed on site and shall be maintained free from alteration for the lifetime of the development.**
5. **Prior to the infilling of the gable end window and the partial infilling of the opening on the principal elevation, a sample of limestone and mortar shall be submitted to and approved in writing by the National Park Authority. Thereafter, the proposed development shall be carried out in strict accordance with the approved details.**
6. **Prior to the alterations to the door openings onto The Stones, a plan shall be submitted to and approved by the Authority showing the masonry infill being butt jointed to the existing stonework i.e. not be toothed into the existing masonry and retaining in-situ the former door jambs below the window opening.**
7. **Prior to their installation, the specification of the roof lights (which shall be true 'heritage conservation' models) shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be**

carried out in strict accordance with the approved details.

- 8. Prior to its installation, the specification of the door on the front elevation of the property shall be submitted to and approved in writing by the National Park Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.**
- 9. The new door on the rear elevation shall be vertically boarded timber.**
- 10. The windows shall be finished in off-white unless an alternative colour is first agreed in writing by the National Park Authority.**
- 11. The windows and doors shall be recessed no less than 100mm from the external face of the wall.**
- 12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) no alterations, extensions, outbuildings or boundary treatments whatsoever (other than those approved by this permission) shall be erected on the site without the National Park Authority's prior written consent.**

Key Issues

- Principle of development;
- Design and impact on heritage assets;
- Residential amenity;
- Other matters.

History

15. 2019 – Application for Change of use from A1 shop to for 2 holiday lets – Withdrawn following unfavourable comments from planning officer.
16. 2020 – Application for Change of use from A1 shop to for 2 holiday lets – Refused on three grounds:
 - Insufficient marketing evidence;
 - Insufficient viability information;
 - Design and amenity grounds.
17. 2021 - GDO Notification - Single self-contained flat to be established across the whole first floor of the two-storey building. Ground floor to be retained in its entirety in Use Class E (presently retail) – Agreed, Prior approval not required.

Consultations

18. PDNPA Policy Team – Advised that policy HC4 and DMS2 do not apply in the determination of this application. Also noted that the proposed dwelling is for a dwelling which could be of more benefit to the community than the proposal in 2021 for two - holiday lets.
19. Derbyshire County Council Highways Authority - There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.
20. Castleton Parish Council – Object on the following grounds:
 1. Insufficient marketing evidence;
 2. No provision for car parking;

3. The proposed terrace to the west could significantly impact on the privacy of neighbours;
4. Impact of the proposed development on the amenity of neighbouring properties, advising that the impact of the shop on neighbours has been limited between working hours. The change of use would result in a greater disturbance to neighbours.
5. Would welcome an affordable, local needs dwelling.

Representations

21. 6 representations were received during the determination of the application.
22. 2 representations objected to the application, citing the following concerns:
 - Loss of residential amenity to the immediate neighbours. The neighbours have become accustomed to the site being used as a shop, and the introduction of permanent neighbours would have a negative impact on their privacy. Suggested a 2m high wall to the southern boundary of the garden terrace with a boarded garden gate to preserve the privacy of the residents to Castle Close Cottage.
 - Further loss of amenity if the property were to be let as a holiday-let. If the property was let out as a short-stay holiday cottage, it would generate more movements across the site by virtue of the comings and goings. Short-stay guests may also generate more noise and disturbance.
 - Concern that the marketing exercise has not been thorough and the property did not appear on marketing agents' websites. In particular, concern over the property being advertised at too high a price.
 - The conversion would contribute to further parking issues on an already constrained section of the village.
23. One representation was a general comment, making the following observations:
 - Support the principle of housing, but concern over the property being rented out as a holiday-let when there are families who wish to live in the village;
 - Insufficient parking across Market Place;
 - Application needs to ensure that the amenity of residents is safeguarded.
24. 2 representations supported the application for the following reasons:
 - Site has been vacant for 6-years, contributing to its deteriorating state of repair. The change of use is acceptable in light of the non-viability commercial property.
 - Conversions are sympathetic with the age and location of the property.

National Planning Policy Framework (NPPF)

25. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
26. The National Planning Policy Framework (NPPF) has been revised (2023). The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

27. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Relevant Development Plan Policies

Core Strategy

28. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
29. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
30. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
31. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
32. L3 – Cultural heritage assets. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.
33. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
34. Policy HC1 – *New housing*. States that provision will not be made for housing solely to meet open market demand. Exceptionally, new housing can be accepted where:
- In accordance with core strategy policies GSP1 and GSP2:
 - i) it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings; or
 - ii) it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.
- Any scheme proposed under CI or CII that is able to accommodate more than one dwelling unit, must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless:
- iii) it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or
 - iv) it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future: in which case (also subject to viability considerations), a financial contribution¹⁰² will be required towards affordable housing needed elsewhere in the National Park.

35. Policy HC4 – *Provision and retention of community services and facilities*. States that proposals to change the use of buildings or sites which provide community services and facilities including shops and financial and professional services to non-community uses must demonstrate that the service or facility is:
- i) no longer needed; or
 - ii) available elsewhere in the settlement; or
 - iii) can no longer be viable.

Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.

Development Management Policies

36. Policy DMC1 – Conservation and enhancement of nationally significance landscapes. In countryside beyond the edge of settlements listed in DS1, any development with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan.
37. DMC3 – *Design*. Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
38. Policy DMC5 – *Development affecting a heritage asset*. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary. Policy DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
39. Policy DMC8 – *Development in a conservation area*. Policy DMC8 requires development in a Conservation Area to assess and clearly demonstrate how the character or appearance and significance of a Conservation Area will be preserved or enhanced.
40. Policy DMC10 – *Conversion of a heritage asset*. This policy states:
- a) Conversion of a heritage asset will be permitted provided that:
 - i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.

- b) Proposals under Core Strategy policy HC1CI will only be permitted where:
- i) the building is a designated heritage asset; or
 - ii) based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and
 - iii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
41. Policy DMS2 - *Change of use of shops, community services and facilities*. Where an applicant is seeking change of use from a shop or a community service/facility to a non-community use, evidence of reasonable attempts to sell or let the shop or community service/facility as a going concern must be provided including:
- evidence of a thorough viability assessment and a marketing exercise with a commercial property agent, sustained over at least 12 months, to sell or let the building for alternative community uses or facilities including local needs affordable housing; and
 - evidence of marketing of the property through the Economic Development Team of the appropriate local authority for at least 12 months; and
 - details of contact made with the Town Council, Parish Council or Meeting and other adjacent Parishes to establish the needs existing in the local area and an assessment of the local affordable housing needs in the Parish or adjoining Parishes with reference to an up to date Housing Needs Survey prepared by or in consultation with the district authority as Housing Authority.

Supplementary Guidance

42. The Conversion of Historic Building SPD outlines additional detailed guidance on how to carry out sensitive and conservation-led development on historic buildings.

Assessment

Principle of Development

43. The development site was most recently used as an outdoors shop, catering predominantly to walkers and campers, before it ceased trading in 2018. The shop has been vacant since.
44. Policy HC4 sets out the presumption against the change of use of community services and facilities to non-community uses, but sets out the necessary justification for it. Policy DMS2 expands on this and sets out the circumstances where the change of use of shops, community services and facilities will be permitted, advising that viability and marketing evidence is required to evidence that the site is no longer viable or needed for another community use, and also states that landowners should provide detail of contact with the Town or Parish Council/Meeting to establish the local housing need or the parish or adjoining parish.
45. The supporting text for policy DMS2 sets out the services and facilities which shall be considered a 'community use' for the purpose of the policy. Community services and facilities include those within use *classes D1 and D2, local convenience shops (use class A1), financial and professional services (use class A2) and public houses (use class A4)*. For clarity, the majority of these uses now fall under class E, with some includes in class F and others now in a Sui Generis use.
46. As such, while the extant use of the property is a shop, it was not a local convenience shop or community service/facility for the purposes of policies HC4 and DMS2.

47. The development plan is silent on the change of use of non-community shops and services.
48. Notwithstanding the above, the property is a mid-19th century structure historically associated with the former Peveril Hotel to the north. It has been identified in the heritage statement as a 'formative' building in the evolution of the Market Square and Castleton Conservation Area.
49. As such, Officers recognise the building to be a non-designated heritage asset.
50. Policies HC1.C permits the conversion of 'valued vernacular' (non-designated heritage assets) into open market housing subject to it being necessary to achieve its conservation or enhancement. Policy DMC10 sets out the detailed criteria that conversions of heritage assets should follow.
51. Policy HC1.C(iii) advises that where a site is able to accommodate more than one dwelling unit should address an identified eligible local need and be affordable with occupation restricted to local people, unless it can be demonstrated to not be financially viable or would provide more homes than are needed in the parish and adjacent parish (a financial contribution would be made towards affordable housing elsewhere in this instance).
52. The application has been supported by a viability and financial assessment which has demonstrated that the site would be unable to provide affordable accommodation. While the supporting information is quite brief, it is considered commensurate to the size of the property and its ability to provide affordable units.
53. Accordingly, the principle of development has been established through policy HC1 and DMC10. The following sections of this report will assess whether the proposed conversion is acceptable on heritage grounds, and whether the proposed development would have an acceptable impact on the residential amenity of neighbouring properties.

Design and impact on heritage assets

54. The conversion of heritage assets into open market housing is accepted, subject to the conversion being necessary for the conservation and enhancement of the asset. Policy DMC10 expands on this, and sets out 4 criteria the development should comply with:
 - It can accommodate the new use without changes that adversely affect its character;
 - The building is capable of conversion;
 - The changes brought about by the new use, and any associated infrastructure, conserve or enhances the significance and setting of the asset;
 - The new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
55. Policies DMC5, DMC7 and DMC8 state that applications impacting heritage assets should demonstrate the building's significance, and advise how any identified features of value (including setting) will be conserved and where possible enhanced. It also requires justification to why the proposed development and related works are necessary or desirable.
56. The proposed conversion is predominantly internal, with the ground floor of the shop being converted into two large double-bedrooms with built-in storage and two en-suites. The first floor would be converted into a living space and kitchen with separate access through the existing first-floor door.

57. Externally, the application proposes to remove the ground floor window on the gable end and infill with matching masonry. This window is a modern intervention to the building, and is considered to detract from the building's significance through its unusual horizontal form and it weakening the solid-to-void ratio of the property's western gable.
58. This application proposes to install stone mullions in the two-remaining gable-end windows. At present, the windows further contribute to the weakening to the solid-to-void ratio of the property's western gable by virtue of their size and horizontal character. While there would be a preference to remove and infill one of the windows windows, the supporting Heritage Statement shows photographic evidence of vertical sliding windows on the western gable. It is felt that the introduction of a stone mullion helps reintroduce a vertical character to the openings, and is an improvement on the inappropriately wide existing ones.
59. The conversion proposes to remove all existing windows from the property, which are a mix of single-pane shop windows, casement and older sliding sash units, and replace them with timber sliding sash. The supporting heritage statement provides details of the historic windows were 16-pane, white timber sash units. As such, the introduction of such units would be an improvement to the current detailing of the property.
60. This application proposes alterations to the frontage of the property. There are currently 3 windows and 2 doors on the ground floor. This application proposes to change the two doors to form windows, and extend one window to form a central doorway. Officers are mindful that the advice in the Conversion of Historic Building SPD, which advises that 'every effort should be made to use existing openings to the full. Where appropriate, the interior layout of the proposed new use should be adopted to make best use of the existing openings.
61. Notwithstanding this, the guidance does advise that new openings "should harmonise with the existing openings' and outlines that the 'positioning of any new doors or windows should respect the existing distribution of openings, whether symmetrical or irregular'.
62. The alterations to the doors and windows would still conserve the overall arrangement of the openings on the principal elevation. The applicant has also confirmed that the infilled stonework below the windows would be set within the stonework of the wall, so it can be interpreted as an intervention to the property. Whilst this is welcomed the plans show the removal of all the historic stone door jambs in order to replace them with new jambs limited to just the window opening. This would reduce the future legibility of the change and is not necessary as the window frames could be installed with the door jambs left in place with just the raised opening section fitted with new stone and the reused door lintel. It is normal conservation practice to retain the former surrounds and insert new window frames within them; supported upon a new stone sill inserted between the stone jambs of the former door opening. In this case a condition is therefore suggested to agree the precise detail of a scheme to retain the door jambs and detail the new sill and stone infill in order to maximise retention of historic fabric and aid future legibility and any potential reversal.
63. On the whole, it is considered that the proposed amendments to the frontage are acceptable. The structure is non-designated, and has been altered heavily in the past, so the alterations to the frontage are considered acceptable when viewed in the context of the wider scheme.

64. The proposed development would find a viable use for a building which has remained vacant for over 6-years. It proposes several enhancements to the property, such as the much-improved window units and removal of the inappropriate first-floor window. Internally, the structure has been experiencing damp issues by virtue of it being split level so the rear wall of the ground-floor is essentially subterranean. The conversion of the building into residential use enables investment to ensure that the building has an appropriate finishing and internal treatment, further assisting in its ongoing conservation.
65. The building was historically associated with the former Peveril Hotel in an ancillary function, perhaps as a clubroom. The proposed development would re-introduce the single-plan form to the first floor of the building. There is limited evidence for the ground floor's original use; however, it was potentially a stable block. Notwithstanding this, the building has had a long-standing residential appearance. The scheme of conversion would not undermine its overall character, and the building would still be read as a mid-19th century traditional property in the street scene.
66. On this basis, it is considered that the proposed development would conserve the significance and setting of the non-designated heritage asset. It is therefore compliant with policies L3, DMC5, and DMC10.
67. The proposed development would have a very minor impact on the setting of the Castleton Conservation Area and adjacent listed buildings, Castle Close Cottage and Castleton Hall.
68. The removal of the signage, gable and window and introduction of more historically accurate window units would result in a small enhancement the setting of the conservation area; however, the scheme of works when taken as a whole would likely have a neutral impact on the Castleton Conservation Area and adjacent listed buildings as a result of its minor scale. It is therefore in compliance with policies L3, DMC5 and DMC8.

Residential Amenity

69. There are several residential properties in close proximity to the development site. The closest neighbours are Postern House and Castle Close Cottage to the south, and Castleton Hall to the north.
70. As typical with many historic cores in villages, the properties are located very close together. For instance, Postern House and Castle Close Cottage are only 5.5m away and Castleton Hall is only 6m to the north.
71. The proposed change of use would intensify the use of the site. While a shop would have many comings and goings associated with it, its use would largely be restricted between 09:00 – 17:00. As such, the impact of the proposed development on the residential amenity of neighbouring properties is a key consideration, with particular emphasis on their privacy.
72. The western window on the rear elevation of the property is almost directly opposite one of the ground floor windows of Castle Close Cottage. The eastern window is opposite a ground floor window belonging to Postern House. Accordingly, the glazing on the lower half of these windows are proposed to be obscure glazed. This would safeguard the privacy of the properties to the north.
73. Similarly, the proposed terrace to the west of the property would be directly opposite the lounge window of Castle Close Cottage. Without appropriate mitigation, this would

have an unacceptable impact on their privacy. Accordingly, this application proposes a 1.8m high stone wall with solid timber gate to form the southern boundary of the terrace. This would safeguard their privacy and also decrease the perceptible noise from the terrace. It is recommended that the precise details of the walling and gate are reserved by condition.

74. From the proposed terrace, there would be a small degree of overlooking into the garden of Castleton Hall; however, this would be from approximately 15m. As such, it is not considered to constitute an unacceptable impact on their privacy. In such a built-up village, a small degree of overlooking can reasonably be expected.
75. Subject to the wall and obscure glazing being constructed in complete compliance with the approved details and being installed before occupation of the property, the proposed development would not have a detrimental impact on the residential amenity of neighbouring properties. It is therefore compliant with policies DMH7.

Other matters

76. Some representations have raised concern over the lack of off-street carparking for the proposed conversion. Given the site's location in the centre of Castleton, it is acknowledged that many properties in built-up traditional villages do not have off-street carparking. The site is immediately next to Market Place which many guests and visitors use for on-street parking. In addition to this, it is unlikely that a 2-bedroomed property would generate a substantial amount of vehicle movements when compared to a specialist store. Derbyshire County Council, as the Highway Authority, have been consulted on this application and raised objections.
77. The proposed development does not propose any renewable energy supplies; however, it has been submitted with a Sustainability Statement which advises that the proposal will feature low energy fixtures, new double-glazed windows and new internal insulation. This is considered to be appropriate to the scale of development. Compliance with the measures are recommended to be controlled through a condition. It is therefore compliant with policy CC1.

Conclusion

78. The proposed conversion of the building into an open-market dwellinghouse is permitted in principle by of the building being identified as a non-designated heritage asset, and the most previous use of the building not being a community facility, as expressed through the supporting text for policy DMS2.
79. The proposed conversion is broadly in compliance with this Authority's adopted guidance on the conversion of heritage asset. While the retention of the existing openings on the frontage of the building would be preferred, it is acknowledged that the building has been altered over time and the proposed method for creating the altered openings would enable the legibility of the openings to be visible. As a non-designated heritage asset, it is recognised that these alterations are acceptable in the wider planning balance.
80. The proposed change of use and conversion would find a viable use for the historic building which has been vacant for over 6-years. It would also enable the necessary internal renovations necessary to ensure that further deterioration, such as water ingress, does not take place.
81. In addition to this, the proposed development would have a negligible impact on the setting and significance of the Castleton Conservation Area, and the setting of the

nearby grade II listed Castle Close Cottage and Castleton Hall.

82. Therefore, the proposed development is considered to be compliant with policies L3, DMC5, DMC7, DMC8, DMC10 and Chapter 16 of the NPPF.

83. Subject to strict compliance with the privacy measures, it is considered that the proposed conversion can take place without an unacceptable impact on the residential amenity of neighbouring properties.

84. This application is recommended for approval on this basis.

Human Rights

85. Any human rights issues have been considered and addressed in the preparation of this report.

86. List of Background Papers (not previously published)

87. Nil

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