



Planning Potential secured a delegated approval, from planning officers, for sympathetic alterations and an extension to a rural dwelling, within the curtilage of a listed building, in the North Yorkshire countryside.

In July 2018, Planning Potential secured permission for alterations and an extension to a dilapidated rural dwelling, enabling the creation of a more desirable, fit-for-purpose dwelling. The planning approval also helped to preserve and maintain a disused building, with extensive attractive brickwork, which had formerly been used as an outbuilding, as part of an architecturally and historically interesting former farmstead.

Key to the success of the proposals was working up a scheme which was not only in-keeping with the surrounding traditional vernacular, but also one which had no impact on the character and setting of the neighbouring Grade-II-Listed building. By adopting a collaborative approach with *architecture: ab*, we were able to present a scheme to the local authority, which would bring the former dwelling back into viable use, and make a positive contribution to the maintenance and enhancement of the identified heritage asset and its wider setting.

During the consideration of the application, we developed and maintained a positive working relationship with the planning officer. Following discussions about the quality and finish of the proposed works, we secured permission for the proposed development without the need for any pre-commencement conditions, which often cause headaches for applicants and agents alike! In coming to their decision, officers concluded that that the proposals “*do not compete with the existing fabric and are suitably sympathetic to its historic use*”.

## Key achievements

- Enabling the preservation and maintenance of a disused former farm building
- Working closely with architects to present a compelling scheme
- Providing sufficient information during the application process to negate the need for pre-commencement conditions

Planning Potential Ltd  
Harrogate  
14-15 Regent Parade  
Harrogate HG1 5AW  
T: 01423 502115