

Overton Architects
IDC
Valley Drive
Ilkley
LS29 8AL

Planning Decision Notice Town and Country Planning Act 1990

Application No:	ZA25/27325/FUL
Date Valid:	12th September 2025
Applicant:	North Craven Building Preservation Trust
Proposal:	Full application for new and refurbished windows, new rooflight, opening up of the dry moat and associated handrails and walkways. Reconfiguring external courtyard stairs and revised drainage works.
Location:	The Folly, Victoria Street, Settle, BD24 9EY,

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Full Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with:-

Time Limit for Commencement

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 The permission relates to the following plans:
 - Drawing no. 2344/12/00 - Location plan. Received 12th September 2025
 - Drawing no. 2344/12/12A - Proposed roof plan and sections. Received 12th September 2025
 - Drawing no. 2344/12/13A - Proposed elevations. Received 12th September 2025
 - Drawing no. 2344/12/15 - Existing and proposed north courtyard external stair. Received 12th September 2025
 - Drawing no. 2344/12/11D - Proposed floor plans. Received 12th December 2025
 - Drawing no. 2344/12/14A - Proposed replacement window details. Received 24th November 2025
 - Design, access and heritage statement - rev A. Received 12th December 2025

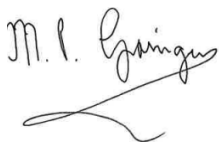
Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.

- 3 Notwithstanding any details shown on the approved plans and the requirements of Condition 2 of this permission, no works involving installation of railings, handrails and walkways to the dry moat and external steps shall take place until a design detail at a scale of 1:10 has been submitted and approved in writing by the Local Planning Authority. The railings, handrails and walkways shall only be installed in accordance with the duly approved details and retained as such thereafter.

Reason: To ensure appropriate design detail in order to preserve the setting of the Grade I listed building in accordance with Policy ENV2 of the Craven Local Plan, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s)

- 1 De minimus applications:
INFORMATIVE: STATUTORY EXEMPTIONS IN RESPECT OF THE BIODIVERSITY GAIN CONDITION
Based on the information available this permission is considered not to require the approval of a biodiversity gain plan before development is begun because the development is below the de minimis threshold, meaning development which:
does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 2 **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**
In dealing with this planning application North Yorkshire Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.



Martin Grainger
Head of Development Management

DATE 19 December 2025

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under

the Building Regulations, or of obtaining approval under any other Bye-laws, Local Acts, Orders, Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

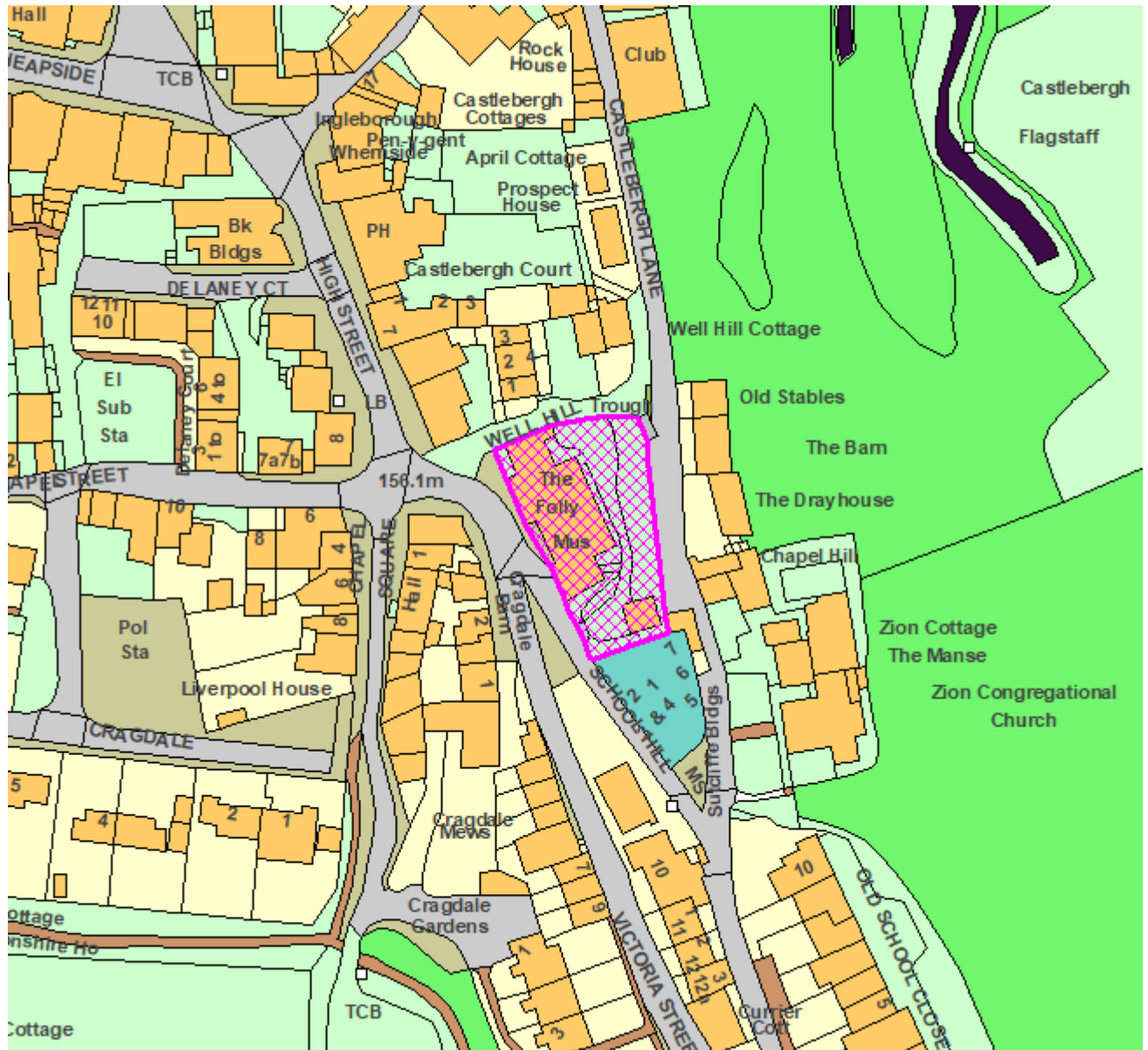
Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on [GOV.uk](https://gov.uk).



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