

Appraisal of Proposed High Bentham Conservation Area *Draft*

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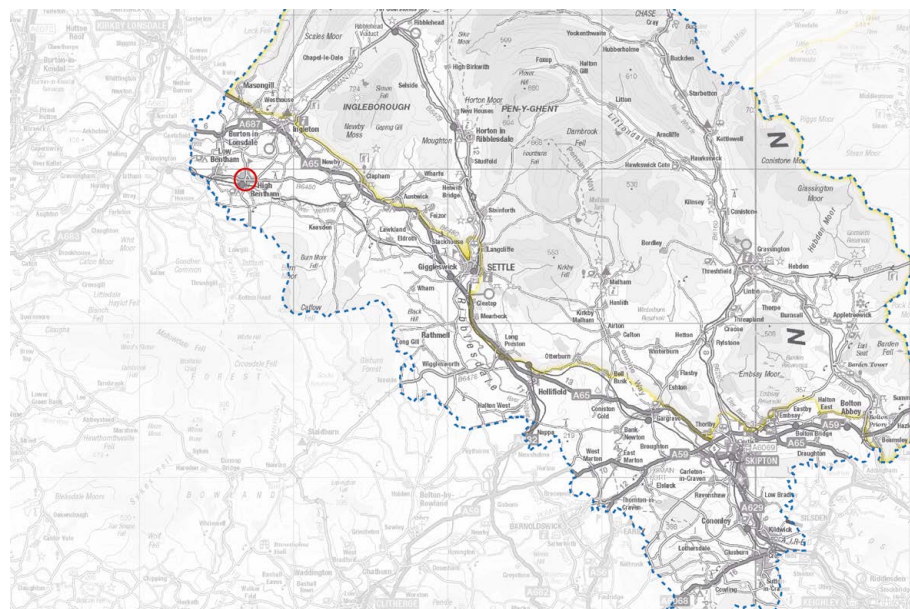


1.0 Overview

1.1 Proposed conservation area designation

Following independent analysis and public consultation, it is proposed that High Bentham should be designated as a conservation area in order to conserve and enhance its special architectural and historic character, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed boundary is shown on the [interactive map](#) on p.6 of this document. The proposed boundary incorporates the historic core of the town, which can be seen on the Ordnance Survey map of 1850 in the [interactive map](#), as well as open space either side of the railway including the late 19th century churchyard, but it excludes the site of High Bentham Mill (now redeveloped) and the site of Kidde's factory. It also excludes High Bentham Station.

What follows immediately below is an explanation of the special historic and architectural character and appearance that would be protected and enhanced by the designation of the conservation area.



Location of High Bentham

The rest of the document is set out as an appraisal to be adopted when the conservation area is designated by the council. This follows the format and methodology of other conservation area appraisals adopted by the council in 2023. Further information about this project and the methodology employed can be found in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website.

1.2 Special interest of the proposed conservation area

The small town of High Bentham has a well-preserved historic core associated with textile working and agriculture from the 18th century onwards. Granted a market in the 14th century, it became a textile town in the 18th and incorporates a variety of buildings that reflect its growth in the 19th century and 20th century. Spinning and weaving were established throughout the northern Pennines but at Bentham they were associated in particular with the production of sail cloth and fire hoses using flax, which gives the settlement a distinctive history. Within the proposed boundary, Lairgill Terrace and other weavers' cottages are associated with these (High Bentham Mill and associated

workers terracing are too far and too detached from the main historic settlement to be included within the proposed conservation area). Though the mill has closed, Kidde plc still manufacture fire hoses. From the brief assessment of available evidence, it seems clear that there is a strong sense of identity in High Bentham and pride in its history.

The surviving urban grain of the 18th and 19th century settlement is excellent and the historic core is highly legible despite extensive late 20th and early 21st century development to the north. Main Street and Station Road retain a significant quantity of characterful 18th and 19th century buildings, many of a quality that belies the small number of designated assets. Further detailed study might result in recommendations for further statutory designations. There are very few significant detractors on Main Street and Station Road

Historic fabric, materials, scale, grain are reasonably consistent throughout the proposed conservation area. Many historic doors, windows, shopfronts and other external features of historic buildings survive, which add considerably to historic and architectural character.

The approach from the east includes views of a late 18th century quarry and Lairgill Terrace which provide an intriguing visual introduction, containing evidence of the industrial past of the settlement. From the west, the cluster of buildings around the Grade II Listed Horse and Farrier Inn are visually impressive.

To the south, the River Wenning borders the built-up area and the town is surrounded by enclosed grassland, much of which can be identified on the 1850 Ordnance Survey map. This historic landscape setting contributes to the special character of the proposed conservation area.

1.3 Conservation area appraisals

Conservation area appraisals help Craven District Council and local communities to preserve the special character and appearance of conservation areas.

They do this by providing homeowners, developers, Council officers and other interested parties with a framework against which future development proposals in the conservation area can be assessed and determined.


A conservation area appraisal outlines the history of an area and explains what makes it special. It identifies the elements that make up the special character and appearance of the area, and those that detract from it, and provides recommendations for the area's management. This may include changes to its boundaries, where appropriate. A conservation area appraisal is not a history or detailed description of a place. It contains sufficient information to support effective management and decision making in the planning system.

In this way, appraisals support the District Council's legal duty (under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

You can find further information about conservation areas and the methodology used to prepare this appraisal, together with a general introduction to the history, landscape, buildings and settlement forms of Craven, in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website.

How to use the interactive conservation area map

The interactive map on the following page contains a series of layers, each displaying a different piece of information. The elements include: the conservation area boundary, a Victorian Ordnance Survey map, listed buildings, landmarks, significant views, archaeology analysis, historic characterisation and open space assessment. The document *Introduction to Craven Conservation Area Appraisals* on the Craven District Council website lists the sources of this information.

These layers can be hidden and revealed in any combination, in order to illustrate and compare aspects of the Appraisal. This is achieved using the 'Layers panel', which is displayed by clicking the 'Layers' button  on the left-hand side of the screen. On the panel, click the small box alongside each layer title to hide or reveal that layer.

Note: interactive maps do not currently work on some browsers or pdf readers, or on the version of Adobe

Reader which is used on many mobile devices such as iPads and mobile phones. You are recommended to download the pdf on to a computer and open with Adobe software, which can be downloaded for free.

Navigating this electronic document

This pdf contains features to assist navigation:

Click the contents page to reach individual sections, or use the 'bookmarks panel'.


Follow hyperlinks - identified by [blue text](#) – to online resources and documents or other parts of the report.

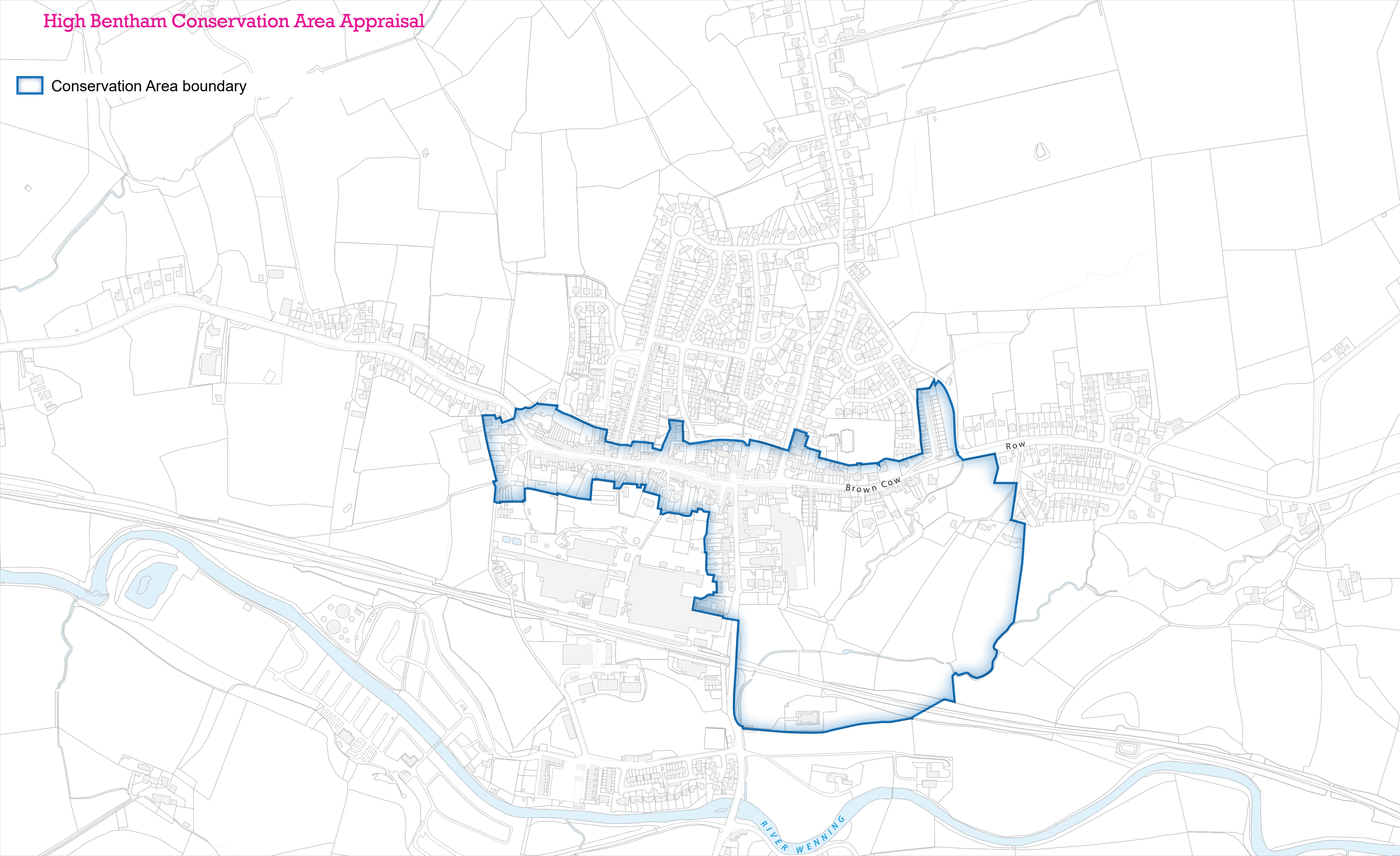
Use buttons at the bottom of each page to:

Contents return to the contents page

Map access the layered map

High Bentham Conservation Area Appraisal

 Conservation Area boundary



Brown Cow

Row

RIVER WENNING

2.0 Character

2.1 Historic development and contemporary character

Consult the following layers of the [interactive map](#) in combination with the text below: 19th century Ordnance Survey (OS) map; historical development analysis; archaeological analysis. See also section 7.3 in [Chapter 7](#) for details and links of useful references and sources of information.

- Bentham is made up of two settlements, High (also known as Upper) and Low Bentham about a mile apart on the B6480 immediately north of the River Wenning. Bentham is governed by an active Town Council based at the Town Hall in High Bentham.
- The settlements lie within the undulating landscape identified in the North Yorkshire Landscape Character Area 32, the Drumlins Valley.
- Bentham is described in Domesday Book (as translated and made available through [Open Domesday](#)) as a medium sized settlement (possibly a small town). Three churches are mentioned. At the time, Bentham may have been a dispersed settlement, that later coalesced into the High and Low Bentham.
- High, or Upper Bentham secured the grant of a market in the 14th century suggesting that by this time it was a relatively flourishing linear settlement.
- Until expansion of the textile industry in the 18th century, High Bentham was essentially an agricultural settlement and many buildings survive from this period including several rows of cottages (1-7 Police Yard, 17 – 37 Main Street, 10 – 20 Mount Pleasant, Jubilee Buildings), Collingwood Terrace (almshouses built 1733), and several farms including Parkinson’s and Bigber Farms.
- High Bentham Mill on the banks of the River Wenning was founded in 1750 and converted to steam in 1820. Bentham linen was much sought after in London and the area also specialized in silk production. Buildings from this period are also present in the settlement, the most striking being the non-designated Lairgill Row which forms a key gateway feature at the eastern end of the settlement. Lairgill Row was constructed in the early 19th century to house Irish linen workers.

The basement of each house held four looms for the production of sailcloth.

- The Town Hall was constructed in 1877 reflecting both the ambitions of residents and the increasing wealth of the town. In 1917, Walter Kidde Company was founded off Station Road and is still in business. The main building replete with original crittall windows is a key landmark. High Bentham Mill was demolished and the site redeveloped for business use and housing in the late C20.
- Goodenber Road, started in the early 20th century was extended in the late 1950s but the majority of residential development dates to the late 20th century with significant expansion to the north of Main Street and to the west of Robin Lane.



A close up of Lairgill Row

2.2 Spatial and urban character

- The settlement is a small market town with a reasonably thriving retail industry along the Main Street and part way down Station Road. The junction of the two forms the centre of the settlement.
- The Main Street is the heart of the historic core along which the majority of listed historic buildings are located including two former farms, the Listed Grade II Parkinson's Farm and Bigber Farm. At the junction of Station Road and Main Street are two public houses, the Listed Grade II Coach House Inn (formerly the Brown Cow) and the non-designated Black Bull Inn. There are two purpose-built banks, one on Station Road (now no longer operating), one on Main Street (used to be a third at the junction), and the Town Hall is on Station Road.
- Off Main Street there are several narrow passages and alleys accessing former open space and terraces set back off the road as in Tweed Street and Gas House Lane.



Bentham Coach House Inn



Bentham Black Bull

- Building form is mixed with late 19th century short terraces set significantly back from the main road as in 3–11 Mount Pleasant; earlier 18th century terraced cottages including the Listed Grade II 1-3 Mount Pleasant; individual late Victorian villas (17 Mount Pleasant); and a number of statement buildings including the Town Hall and the former NatWest Bank on Station Road.
- A significant number of cottages and terraces along Main Street are low and of two storeys with heavy window reveals and narrow doors and despite 20th century alterations, clearly retain much original 18th and 19th century detailing. One undesignated building on Main Street, the Three Peaks Fish & Chip Shop has a date stone of 1664 above the door. The first-floor windows are small and may relate to weaving lofts. Three storey properties as well as larger two-storey ones also feature.
- Shop fronts are mixed but there is a good survival of traditional forms with light timber frames, many bowed.
- The relationship between buildings and the street is mixed. In the centre of the settlement they are for the most part tight up against the footway. The building line is, in places, quite random with properties jutting forward from their neighbours or, in other places, being set back.



A typical historic shop front on Main Street

2.3 Public open space

There is no public open space within the proposed Conservation Area boundary.

2.4 Relationship with other settlements

To the west is the older and smaller settlement of Low Bentham (also proposed for designation as a conservation area). Although there is intermittent development between them, there is no direct visual link. Down Station Road between the railway and the River Wenning is the satellite settlement of Bentham Bridge, formerly High Bentham Mill. Although clearly linked by Duke Street (Old Laney), the authors of this appraisal do not consider there is a direct contemporary relationship between Betham Bridge and High Bentham.

2.5 Landmark buildings and structures

The landmark layer of the [interactive map](#) identifies buildings and landscapes that form visual or historical landmarks in the proposed Conservation Area. This selection – also listed below – is not exhaustive. It includes both designated heritage assets such as listed buildings and non-designated buildings and places.

Management Recommendation 1 of this appraisal (see [Chapter 6.0](#)) advises that Craven District Council should adopt a Local List of non-designated heritage assets. Buildings and landscapes identified as landmarks on the interactive map might be considered for inclusion on such a list. In addition, there may be further buildings, structures and landscapes that the District Council and others might consider non-designated heritage assets

- Horse and Farrier Inn, Main Street – Grade II
- Lairgill Row – undesignated
- Bentham Methodist Church – undesignated

- Former Liberal Club, Station Road – undesignated
- Lairgill Sandstone Quarry - undesignated
- St Margaret's Church - Grade II
- Kidde Factory - undesignated



The 1920's Kidde factory building



The landmark Bentham Town Hall on Station Road

2.6 Materials

- Walls: Dressed sandstone for buildings and boundary walls. Render (whitewashed and painted) is used on many buildings. There are some examples of limestone rubble used in drystone walling in the area.
- Gateposts: Sandstone
- Roofing: Stone slates (Westmorland).
- Windows: Sandstone quoins and window dressings including mullions and transoms. Timber casements and sashes painted white. Replacement windows are common - uPVC and stained timber double glazing, whose modern character is harmful to the character and appearance of the Conservation Area (see recommendation 3 in [Chapter 6](#) below).
- Pavements: asphalt with granite kerbs but some sandstone kerbing is also present.
- Surfaces: asphalt throughout.

- Street furniture: Street lights are mainly standard contemporary galvanised steel columns with a simple luminaire. Green and gold replica 'heritage' style finger posts and information panels. Public seating in a 'heritage' style.



Historic shop front with first floor timber casement windows replacing historic timber sashes

3.0 Landscape and Open Space

3.1 The contribution of open space

The character and appearance of proposed Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings.
- It defines the pattern of historic settlement and its relationship to the landscape around.

The extent of the contribution of individual parcels of open space often depends on the way they are experienced. Hence, those which are visible in views from the streets of the proposed Conservation Area or from public footpaths tend to be the most important.

3.2 Open space assessment methodology

The methodology used in this appraisal to assess the contribution of open space to the character and appearance of the proposed Conservation Area is described in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website. Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded although it should be recognised that these features can make a positive contribution to the character and appearance of the proposed Conservation Area both in terms of their management and historic form and function.

Individual parcels of land are mapped on the 'open space assessment' layer of the [interactive map](#) at the front of this Appraisal and described in section 3.4 below according to how much contribution they make to the character and appearance of the Conservation Area. The following categories are used:

Purple: Open space that makes a strong contribution to the character and appearance of the Conservation Area (development in these areas is likely to cause harm to the character and appearance of the Conservation Area; such harm should only be permitted where this is outweighed by the public benefits of the proposal)..

Yellow: Open space that makes some contribution to character and appearance of the Conservation Area (development in these areas should be conservation led and make a positive contribution to the character and appearance of the Conservation Area).

Brown: Open space that makes no or negligible contribution to character and appearance of the Conservation Area (development in these areas is unlikely to impact on the character and appearance of the Conservation Area).

3.3 Overview of character and contribution

Until the late 20th century High Bentham was intimately connected to its landscape to the north but now, housing developments obscure that former relationship. Open space is only critical at the east and west gateways into the settlement and land to the east of Station Road between the railway and the southern edge of settlement. In all these cases the relationship between the historic core and open space is significant.

The undeveloped land between the Kidde Factory and the Main Street which includes surviving back gardens and yards is also critical in helping to define the historic core and surviving historic boundaries.

In the assessment that follows, cross-refer to [chapter 4](#) for a description of the views mentioned.

3.4 Open space assessment

OP1 - Land to the south of the Horse & Farrier Inn

Some Contribution

- The site is largely obscured by the early 20th century development of the Walter Kidde industrial complex and only glimpsed from Duke Street and Main Street.
- However, this area of backland to properties on Main Street includes historic enclosure boundaries associated with medieval tofts and crofts. They play an important role in defining the historic 'edge of settlement' to the south. This area makes some contribution to the character and appearance of the proposed Conservation Area.

OP2 - Kidde Factory land

Some Contribution

Although this land is not technically open space it has been included here because it may have future development potential either as residential or light industrial and commercial.

- The site is close to the southern edge of the proposed conservation area and will have a significant impact on then character and appearance of the conservation area.
- It abuts "Land to the south of the Horse & Farrier Inn (OP1) and is highly visible from it and the conservation area generally.
- Any future re-development of this site will need to pay particular attention to being conservation led and providing enhancement of the proposed conservation area setting.
- The site incorporates the former Bentham Hose and Belt Works and any surviving buildings and other structures should be recorded and conserved within any future development.

OP3 - Land to the south east

Strong Contribution

- An attractive group of historic enclosures shown on the 1850 Ordnance Survey map and clearly older than the Leeds to Morecambe Railway.
- These fields help define the historic 'edge of settlement' to the southeast of Station Road and conserve the relationship between the historic settlement of High Bentham and its rural setting.



A view of OP3 from the Railway Bridge on Station Road

- The elevated position of the Church and churchyard provide attractive and revealing views (V3) to the north including long views of Ingleborough Hill. The area makes a strong contribution to the character and appearance of the proposed Conservation Area

OP4 - Land to the east of Lairgill Row

Strong Contribution

- The pasture fields off Butts Lane comprise hedged boundaries with occasional mature and semi-mature trees that are clearly shown on the 1850 Ordnance Survey map. The only more recent addition to this landscape is a late 20th century burial ground with hedged boundaries and the detached dwellings along the B6480.
- The open aspect of this area enhances the drama and significance of the early 19th century Lairgill Row from which there are glimpsed views of the distant Ingleborough Hill. The area makes a strong contribution to the character and appearance of the Conservation Area

OP5 - Land to the northwest

Strong Contribution

- These historic fields are an important buffer between the late 20th century development of Wesley Close and Furness Drive and form part of the setting of the proposed conservation area.

OP6

Strong Contribution

- From Duke Street and the public footpath that leads off to the south there are strong views (V6) of open countryside down to the River Wenning and beyond.
- These hedged fields were originally part of the Listed Grade II Bentham Hall farmland and the surviving boundaries date back at least to 1850.
- The landscape up to and including Duke Street is an important contributor to the setting of the proposed Conservation Area.

OP7 - Land to the south east of the railway

Strong Contribution



A view of OP6 from the Duke Street footpath

4.0 Views

4.1 Purpose and methodology

Views make an important contribution to the ability to appreciate the character and appearance of the proposed Conservation Area. A representative selection has been identified in the Appraisal that encapsulate and express the special character of the proposed Conservation Area, and the contribution of its landscape setting. Some of these views are dynamic, whereby moving along a street or path reveals a changing streetscape or landscape.

The selection is not exhaustive and other significant views might be identified by the council when considering proposals for development or change.

The views are described over the following pages and identified on the Views layer of the [interactive map](#).

The methodology used to assess views is described in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website.

4.2 Description of views

V1 Fixed view - View from the B6480 by Lairgill Beck

- Strong eastern gateway into High Bentham with the earthwork remains of an 18th century sandstone quarry to the south and the landmark early 19th century Lairgill Terrace to the north.



V1 – a strong eastern gateway view into High Bentham, showing the 18th century sandstone quarry earthworks off the B6480

V2 Fixed view - 360 degree view from the Horse and Farrier Inn

- The view incorporates some of the older surviving elements of High Bentham including the Listed Grade II Inn, Bigber Farmhouse, Ashfield and Jubilee Cottages. There are also intriguing glimpses through to the open landscape to the south.

V3 Fixed view - View from St Margaret's Church

- Important elevated view from the Listed Grade II St Margaret's Church of historic enclosures bounding the southern historic 'edge of settlement'.
- The green pasture, hedges with occasional mature trees forms a significant contextual setting for High Bentham with the Leeds Lancaster railway in the foreground.
- There are also long views of Inglebrough Hill in the distance.



V2 – looking east along Main Street with the Horse and Farrier Inn on the right



V3 – view from graveyard taken in 2016

- Since 2016 (2022) there has been some landscaping work to the rear of the Bentham and District Farmers Mart which is highly visible from this location.
- The church itself is now (2022) redundant and may be in private hands.

V4 Fixed view - Glimpsed view down the side of Collingwood Terrace.

- Dramatic and picturesque framed views of the countryside beyond the River Wenning.

V5 Fixed view - View down Station Road

- Attractive view framed by the Black Bull Inn and the former Bank with open countryside beyond the Wenning Valley.

V6 Fixed view - View down public footpath (Duke Street)

- Contextual view down to the River Wenning with historic landscape to the west.

V7 Fixed view - View down King Street

- Good view down one of the many lanes and alleys in High Bentham that highlight the strong survival of historic grain.



2022 shot of the landscaping to the rear of the Bentham and District Farmers Mart



V4 – glimpsed view down the side of Collingwood Terrace



V5 – a view down Station Road to the south. Note the long view of open country



V6 – a view down the historic, Duke Street, now a public footpath



V7 – a view down King Street off Main Street

5.0 Traffic and Movement

5.1 Pedestrian

There are a few public footpaths around the proposed Conservation Area with one well used path connecting to Duke Street and giving access to the River Wenning and paths along it.

Footways are in reasonable condition although narrow in some places.

5.2 Vehicle

Due to its importance as a centre for retail, livestock auctions and tourism, the Main Street (the B6480) and Station Road are relatively busy, but traffic does not appear to be a constant issue as, at the time of assessment (late morning, mid-week 2016) both roads were relatively quiet with no HGVs observed.

5.3 Parking

Parking is restricted to marked bays on Main Street and controlled on Station Road and elsewhere. Public parking is available at Grasmere Drive and Butts Lane (Lairgill Car Park).

6.0 Management Recommendations

Craven District Council has a statutory duty to review the management of conservation areas from time to time. The following analysis and recommendations have emerged from the assessment of the proposed Conservation Area in the preparation of this draft appraisal.

NOTE: Craven District Council will be subsumed into a new unitary authority called North Yorkshire Council on 1st April 2023. The statutory duty will pass to the new unitary authority.

As of 2023, the proposed conservation area is not assessed to be at risk.

Recommendation 1: list of local heritage assets

Craven District Council (or its successor authority North Yorkshire Council) should actively support the creation of a Craven District list of local heritage assets and adopt it for development management purposes.

Reason

To ensure appropriate conservation and enhancement of Craven's non-designated heritage assets through an enhanced development management evidence base.

Responsibility

Craven District Council (or its successor authority North Yorkshire Council) in partnership with Bentham Town Council, (including any neighbourhood planning groups), Historic England, North Yorkshire County Council Archaeology Service, The University of York Archaeology Department and the Council for British Archaeology.

Recommendation 2: design guidance

Craven District Council (or its successor authority, North Yorkshire Council) should, with other organisations and partners, ensure that the consultation draft *Good Design Supplementary Planning Document* (Local Plan Policy ENV3) is both adopted and implemented.

Reason

So that the character and appearance of the Conservation Area is appropriately enhanced through any approved developments and that harm to character and appearance is minimised. Also, to ensure that development management officers have access to appropriate advice and guidance.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council) in partnership with North Yorkshire Highways Authority, Historic England and Bentham Town Council (including any neighbourhood planning group).

Recommendation 3: Article 4 directions

Craven District Council (or its successor authority, North Yorkshire Council) should use its powers to implement an Article 4 Direction or Directions to withdraw the Permitted Development Rights of householders to alter, replace or remove, doors, windows, boundary walls and roofs within the Conservation Area.

Reason

The character and appearance of the Conservation Area have been degraded by loss of or replacement of doors, windows, boundary walls and roofs with non-traditional materials, forms and designs.

Article 4 Directions would provide a mechanism by which development management officers and their advisers could manage such changes to unlisted buildings, by scrutinising development proposals covered by a Direction against the contents of this Conservation Area Appraisal, any design guidance (see Recommendation 2) and other relevant documents, in order to conserve and enhance the character and appearance of the Conservation Area.

For example, affordable timber-framed double-glazing options are now available that can closely replicate traditional window types (for example with narrow glazing bars and mullions), causing less damage to the character and appearance of the Conservation Area and to the environment than uPVC.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council).

Recommendation 4: provision of specialist council conservation advice

The District Council (or its successor authority, North Yorkshire Council) should ensure that specialist conservation advice is provided to its planning service.

Reason

Specialist advice is made available to development management and planning policy teams throughout the District, so that the character and appearance of conservation areas and their settings are fully taken account of in plan-making, decision-making and enforcement.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council).

Recommendation 5: highways design

Specific design guidance is required for the maintenance and management of highways, roads, pavements and private driveways in ways that enhance the character and appearance of the Conservation Area. It is strongly recommended that Historic England's *Streets for All* and the Government's *Manual for Streets 2* inform the development of such guidance.

Reason

Design guidance for upgrades and repairs to existing highways, including street lights, signage and painted lines and all new development is adopted so that such works are conceived and constructed in ways that do not harm the character and appearance of the Conservation Area, through their design, layout, choice of materials, position or other factors.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council), North Yorkshire Highways Authority, Historic England.

Recommendation 6: tree preservation orders

The existing list of Tree Preservation Orders should be reviewed and updated and a programme of tree planting encouraged.

Reason

To enhance the character, appearance and biodiversity of the Conservation Area.

Responsibility

Craven District Council in partnership with Bentham Town Council (including any neighbourhood planning group) as well as landowners and residents.

Recommendation 7: carbon reduction and climate adaptation

Craven District Council (or its successor authority, North Yorkshire Council) should prepare and publish guidance for climate adaptation and retrofitting of historic properties in conservation areas. Such guidance should contain comprehensive advice to homeowners and developers on how to retrofit buildings to reduce carbon emissions whilst conserving the character and appearance of both historic properties and conservation areas.

This guidance should incorporate advice on, amongst other matters, appropriate insulation strategies, window and door enhancement or replacements (see recommendation 3), photovoltaic panels, the siting of air source heat pumps, the impacts of ground source heat pumps on sub-surface archaeology, higher capacity rainwater goods and the design of Sustainable Urban Drainage Systems (SUDS).

Reason

To ensure that the carbon reduction and climate adaptation retrofitting of historic and older properties conserves, not harms, the character and appearance of the Conservation Area, including its setting.

Until the guidance is prepared, see [section 7.2](#) below for further information about this topic and guidance produced by other bodies.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council) in partnership with Historic England (HE), the Society for the Protection of Ancient Buildings (SPAB), the Energy Saving Trust and the Institute for Historic Building Conservation (IHBC).

7.0 Further Information

7.1 Legislation and policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 <https://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework <https://www.gov.uk/guidance/national-planning-policy-framework>

Craven Local Plan 2012 -2032 <https://www.cravenc.gov.uk/planning/craven-local-plan/>

Craven Local Plan, Good Design Supplementary Planning Document <https://www.cravenc.gov.uk/planning/spatial-planning/spds-and-information/good-design/>

7.2 Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019) <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017) <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Streets for All, Historic England (2018) <https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>

Manual for Streets 2: The Chartered Institution of Highways and Transportation (2010) <https://tsrgd.co.uk/pdf/mfs/mfs2.pdf>

Traditional Windows, their care, repair and upgrading: Historic England (2017) <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Sustainability and carbon reduction

There is a growing body of information on the internet to help homeowners adapt their buildings for climate change, including advice aimed at the particular challenges of historic buildings. These are some of the most useful:

Historic England advice <https://historicengland.org.uk/advice/your-home/saving-energy/>

The Society for the Protection of Ancient Buildings (SPAB) advice <https://www.spab.org.uk/advice/>

Building Conservation – Retrofit in Heritage Buildings <https://buildingconservation.com/articles/retrofit-heritage-buildings/retrofit-heritage-buildings.htm>

Sustainable Traditional Buildings Alliance (STBA) – Responsible Retrofit Knowledge Centre <https://responsible-retrofit.org/>

7.3 Reference

Archaeological Data Service <https://archaeologydataservice.ac.uk/home.xhtml>

Heritage Gateway <https://www.heritagegateway.org.uk/gateway/>

Bentham Town Council <https://benthamtowncouncil.co.uk/>

National Library of Scotland 1st edition OS maps 1849 to 1936 for England <https://maps.nls.uk/>

North Yorkshire County Council Historic Environment Record (NYCCHER)

North Yorkshire and Lower Tees Historic Landscape Characterization Project https://archaeologydataservice.ac.uk/archives/view/nyorks_hlc_2013/

North Yorkshire and York Landscape Character Assessment <https://www.northyorks.gov.uk/describing-and-understanding-our-landscape>

Open Domesday, 2015, University of Hull [http://
opendomesday.org](http://opendomesday.org)

Yorkshire West Riding: Leeds, Bradford and the North (Pevsner
Architectural Guides: Buildings of England), Leach and
Pevsner (2009)

Alan Baxter

Consultation draft prepared by Heloise Palin, Bob Sydes, Richard Pollard, Gemma Fowlie

Reviewed by Henry Cumbers - Craven DC and Ian Smith - Historic England

Adopted version prepared by Bob Sydes and Vera Fabiankova

Reviewed by Richard Pollard, Alan Baxter and Roy Banks, Craven DC

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