

Craven District Council
Granville St.
Skipton
N. Yorkshire
BD23 1PS

Foresters Cottage
Howson's Yard
Settle
N. Yorkshire
BD24 9EF

18/07/2014

Dear Sirs,

Planning Application Ref: 62/2014/14520

I live in Howson's Yard at the rear of Car and Kitchen, with a direct outlook towards the roof which has recently been replaced by the owners of the property.

I am writing to state that I have no objections at all to the appearance of the roof and in my opinion it does not detract in any way from the views I have been accustomed to.

Yours sincerely,

,

14520

ACKNOWLED 25 JUL 2011,

C D C Planning Dept
1, Belle Vue Square
Broughton Road (i... ..)
Skipton
N. Yorkshire
BD231PS

The Comer Shop
Howson's Yard
Settle
N. Yorkshire
BD249EF

21107/2014

Dear Sirs,

Planning Application - Rear of Car and Kitchen, Settle

I own the property known as the 'Old Fire Station' in Howson's Yard, Settle, which has a direct outlook on the new roof replacement at Car and Kitchen.

I have no objections as to the appearance of the roof and in my opinion it is in fact an improvement on the old dilapidated roof that was there previously.

Yours faithfully,



4520

ACKNO WL'0 2 4 JUL 2014



Craven District Council
1, Belle Vue Square
13, Loughton Road
Kilnwood
North Yorkshire
BD23 1PS

JW Garnett
Market Place
Settle
North Yorkshire
8024 9EF

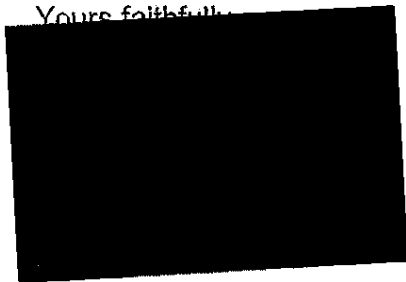
21/07/2014

Dear Sirs,

Ref: Roof at Car and Kitchen, Settle

I am the owner of J W Garnett, Market Place, Settle, which is adjacent to Car and Kitchen. I am writing to state that I have no objections as to the appearance of the replacement roof, which, being at the rear of the building does not detract in any way to the appearance of Settle Market Place Conservation area.

Yours faithfully,



A rlam s

SETTLE

Mr Swain
Development Control Manager
Craven District Council
Belle Vue Square
Broughton Road
SKIPTON BD23 1FJ

Development Control Officer
Craven District Council
Belle Vue Square
Broughton Road
Skipton BD23 1FJ

10/09/2014

Dear Sir,

Application Number 62/2014/14520
Proposal: Replacement of Corrugated Cement Based Roofing Sheets
With Composite Insulated Roofing Sheets, Creation Of
Coping Stone Roof Verge To Reat· Elevation Roof Slope
Re Submission of 62/2013/13820

Location: Cat· and Kitchen, Market Place, Settle, BD24 9EF

With reference to the above planning application I write to advise you that we do not have any objections to the above as it will enhance the local area as the old roof was quite unsightly and in need of repair.

The new roof will not be visible from the front of the property and will not have any impact on the appearance of the market place.

Yours faithfully



ACKNOWLEDGEMENT 02 MAY 2014

Rebecca Bowers

From: [REDACTED]
Sent: 01 May 2014 16:56
To: planning comments
Subject: 62/2014/14520
Attachments: Second attempt no change C&K.pdf

Importance: High

Dear Mr. Sykes,

Comments as requested for application No. 62/2014/14520.

Following from our telephone conversation in regards to why this application is being assessed again with no site or application improvement over 62/2013/13820.

I have contacted the ombudsman who has started a case and requested that I make an initial **formal complaint to CDC** as to why no enforcement action has been taken (as I was advised would happen) and why the Council is creating a "planning loop" by reconsidering the retrospective planning application without any modifications or improvements on site or paper!

Therefore please acknowledge this as a formal request/complaint and advise if I need to contact any other department.

I will forward the ombudsman's case reference in due course.

Yours Faithfully,

[REDACTED]

Constantine Cottage
Howson's Yard
Settle
North Yorkshire
BD24 9EG

Craven District Council
Development Control Services,
1 Belle Vue Square,
Broughton Road,
Skipton,
BD23 1FJ

27th April 2014

For the attention of Mr Jack Sykes, Planning Officer

Dear Sir / Madam

Ref: 62/2014/14520

Retrospective Proposal:

Replacement of Corrugated Asbestos roofing to North elevation of "Car & Kitchen" Market Place Settle 8024 9EF, proposed by Mr K Meredith.

This application is simply a resubmission of last years' 62/2013/13820 which was declined by the Council.

I write as a local resident and the owner of two adjacent buildings to the affected site, therefore, I am fully aware of the unauthorised changes which have already taken place. **wish to object strongly to the changes which are detrimental to the protected character of the conservation area and impact negatively on the terraced important LISTED building.** (currently occupied by NatWest)

The original roofing material was fibrous asbestos sheeting which had a curved profile and textured finish which promoted moss and lichen growth.

The contractor removed the roof without the necessary licences from the HSE, The work does not fall under the 0.6 asbestos f/cm³ lower risk scheme due to the large roof area and the fact the sheets were removed using bars and hammers causing the sheets to break apart releasing further fibres.

The new modern Industrial roof is constructed from steel sheeting with a highly reflective, smooth grey powdercoat paint.

The profile of this new sheeting has sharp angles (trapezoidal) which are normally found on urban Industrial warehouses. The new design of roof now has large prominent side flashings.

The original documents submitted In support of the "proposal" suggest that there is no better/viable alternative; this is simply untrue!

New panels ARE available which use the original profile and alternative sheeting which provides either false tile effect or allow real stone products to be attached *above* the sheeting.

I hold two degrees in Chemical Technology and would also be very interested to see how the appearance of painted metal sheets could be "treated" to be less of an **eye sore** as claimed in the retrospective application.

The building has an important history of its own and holds a very prominent position on the Market Place directly in the centre of the village. The Cast Iron hoppers, gutters and downpipes have also been removed and replaced with modern plastic, again without consultation or permission.

The quality of the work and thus, finish is very poor with numerous faults due to the contractors' inexperience with this type of roofing.

In summary, incorrect materials *have* been used for the conservation area.

The originally retrospective application proposed a "fudge" to lessen the impact, however, there is no improvement a year on!

Cc:.)

Allowing Industrial type roofing In a protected conservation area will set a very dangerous precedent.

The building is listed in the "first character area" (CH1) of the local conservation plan and the location's importance is photographed and referenced at length in the English Heritage/Craven Council 2008 appraisal.

Unfortunately, the new shiny metal roof is highly visible between the existing surrounding buildings' stone/slate roofs.

This second attempt application is the same as the initial failed application;

ask the Council to uphold the previous decision and Conservation Plan and reject the application for a second time.

Yours Faithfully,



ACKNOWLEDGEMENT 19 MAY 2014

Rebecca Bowers

From: [REDACTED]
Sent: 15 May 2014 17:37
To: planningcomments
Subject: Complaint RE Car & Kitchen second retro planning app

15/05/2014

Dear Mr Sykes,

RE: 62/2014/14520 Second attempt, Mr Meredith (Carr & Kitchen, BD24 9EF) to obtain retrospective planning consent for Metal Roof.

Further to my previous email requesting you register my complaint in regards to the planning loop created by CDC in connection to the above;

Please find enclosed the reference provided by the Local Government Ombudsman as promised.

The Ombudsman's Case ID is 14000556, therefore please mark all future correspondence with a reference of "14 000 556".

I have not yet received any correspondence from CDC in regards to my initial telephone or email enquiries.

I await your written explanation of why this situation has arisen, why no enforcement had taken place, why the same application is being considered again, the lack of the applicant to implement measures to reduce the impact as submitted and the new applications' outcome.

Yours Faithfully,

[REDACTED]

Constantine Cottage
Howson's Yard
Settle
North Yorkshire
BD24 9EG

Craven District Council
Development Control Services,
2013
1 Belle Vue Square,
Broughton Road,
Skipton,
BD23 1FJ

gth September

For the attention of Mr Jack Sykes, Planning Officer

Dear Sir / Madam

Ref: 62/2013/13820

Retrospective Proposal:

Replacement of Corrugated Asbestos roofing to North elevation of "Car & Kitchen" Market Place Settle 8024 9EF, proposed by Mr K Meredith.

I write as a local resident and the owner of an adjacent building to the affected site, therefore I am fully aware of the changes which have already taken place. I wish to object strongly to the unauthorised changes which are detrimental to the protected character of the conservation area and impact negatively on the important listed building next door. (currently occupied by NatWest)

The original roofing material was fibrous asbestos sheeting which had a curved profile and textured finish which promoted moss and lichen growth. The new roof is constructed from steel sheeting with a bright, smooth grey powdercoat paint. The profile of this sheeting has sharp angles (trapezoidal) which are normally found on industrial warehouses. The new design of roof now has large prominent side flashings.

The new documents submitted in support of the "proposal" suggest that there is no better/viable alternative; this is simply untrue!

There are panels available which use the original profile and alternative sheeting which provides either false tile effect or allow real stone products to be attached above the sheeting.

As a Chemical Technologist I would also be very interested to see how the appearance of painted metal sheets could be "treated" to be less of an eye sore as claimed in the retrospective application.

The building has an important history of its own and holds a prominent position on the Market Place directly in the centre of the village. The Cast Iron hoppers, gutters and downpipes have also been removed and replaced with modern plastic without consultation.

The quality of the work and thus finish is very poor with numerous faults due to the contractors' inexperience with this type of roofing.

In summary, incorrect materials have been used for the area and I have no confidence that a "fudge" will achieve an acceptable solution. Allowing industrial type roofing in a protected conservation area will set a very dangerous precedent.

The building is listed in the "first character area" (CH1) of the local conservation plan and the location's importance is photographed and referenced at length in the English Heritage/Craven Council 2008 appraisal.

Unfortunately, the new shiny metal roof is highly visible between the buildings existing two stone roofs.

I ask the Council to uphold the Conservation Plan and reject the application.

Yours Faithfully,

ACKNOWLED 1 ? SEP 2013

Amar Munir

From: [REDACTED]
Sent: 12 September 2013 22:26
To: planning comments
Cc: [REDACTED]
Subject: [REDACTED]
Attachments: CDC C&K.pdf
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Skyes, (& Mr Iswain)

Please find enclosed a brief letter detailing some of the issues with the unauthorised industrial type metal roof constructed at Car & Kitchen, Settle Market Place.

Yours Faithfully,

[REDACTED]

ACKNOWLEDGEMENT

Constantine Cottage
Howson's Yard
Settle
North Yorkshire
BD24 9EG

Craven District Council
Development Control Services,
2013
1 Belle Vue Square,
Broughton Road,
Skipton,
BD23 1FJ

9th September

For the attention of Mr Jack Sykes, Planning Officer

Dear Sir / Madam

Ref; 62/2013/13820

Retrospective Proposal:

Replacement of Corrugated Asbestos roofing to North elevation of "Carriage Port" at Settle Place Settle BD24 9EF, proposed by

I write as a local resident and the owner of an adjacent building to the affected site, therefore I am fully aware of the changes which have already taken place. I wish to object strongly to the unauthorised changes which are detrimental to the protected character of the conservation area and impact negatively on the important listed building next door. (currently occupied by NatWest)

The original roofing material was fibrous asbestos sheeting which had a curved profile and textured finish which promoted moss and lichen growth. The new roof is constructed from steel sheeting with a bright, smooth grey powdercoat paint. The profile of this sheeting has sharp angles (trapezoidal) which are normally found on Industrial warehouses. The new design of roof now has large prominent side flashings.

The new documents submitted in support of the "proposal" suggest that there is no better/viable alternative; this is simply untrue!

There are panels available which use the original profile and alternative sheeting which provides either false tile effect or allow real stone products to be attached above the sheeting.

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AC)INGWI 'I 1 6 S£P Zofj

Market Place
Settle
BD249EQ

Mr Ian Swain
Development Control Manager
Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
BD231FJ

09/09/2013

Dear Sir

Application number: 62/2013/13820

Pl'Oposal: Replacement of Corrugated Cement Based Roofing Sheets with Composite Insulated Roofing Sheets to Real' Elevation Roof Slope of Main Building (Retrospective)

Location: Car and Kitchen, Market Place, Settle, BD24 9EF

I write to advise you that we do NOT have any objection to the above work being carried out as the previous roof was in a state of disrepair and the new roof can only enhance the status of the propm'ty.

The new roof is not visible from the front of the property or the market place and from the rear can be seen by very few people mainly those entering and making deliveries to the Co-op.

If you require us to comment further in this connections please do not hesitate to contact us.

Yours faithfully

