

DELEGATED DECISION REPORT

HPK/2026/0037
Valid 05/02/2026

YEARDSLEY HALL
YEARDSLEY LANE
FURNESS VALE

**RETROSPECTIVE
APPLICATION FOR LISTED
BUILDING CONSENT TO
RETAIN NEW EN SUITE
BATHROOM WITHIN EXISTING
BEDROOM, WITH ACCESS VIA
A NEW DOOR OPENING
CREATED WITHIN THE
EXISTING PARTITION WALL.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact on the proposal upon the special architectural or historic interest of the Grade II Listed Building

DESCRIPTION OF SITE

The application relates to the Grade II Listed, two storey residential property Yeardsley Hall, situated east of Yeardsley Lane, Furness Vale.

The main dwelling is situated behind a cluster of historical and ancillary buildings all of which have now been converted to residential use. It is understood that the dwelling dates from the 16th or 17th century and historically was one dwelling that has now been split into two with its neighbour Yeardsley Hall Farm.

PROPOSAL

This application seeks retrospective Listed Building Consent to retain an en-suite bathroom with an existing bedroom, accessed via the creation of a new doorway opening in the existing partition wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ7 Built and Historic Environment

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Conserving and Enhancing the Historic Environment Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/5950 Proposed Conversion Of Barn To Dwelling And Re-forming
Outbuilding To Double Garage (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 20th March 2026
Neighbour consultation period ends: 4th March 2026
Press Advert: 12th March 2026

Public Comments

None

Town / Parish Comments

Not object.

Historic England

No comments to make

DCC Archaeology

As far as we can establish there are no below ground archaeological impacts from the works undertaken. However, please consult and be guided by your Buildings and Conservation Officer regarding impacts to the standing fabric.

HPBC Conservation Officer

Summary of Significance

Yeadsley Hall is a grade II Listed Building located within Furness Vale. The Listed Building is located at the end of Yeadsley Lane, set behind a number of historical ancillary and associated buildings (all now converted to residential use).

The Listed Building is a large stone house with an irregular built form. A rainwater hopper dated to 1704 suggests the house is of the late 16th or early 17th century in construction. Yeardsley Hall has been historically subdivided into two dwellings, Yeardsley Hall and Yeardsley Hall Farm.

Assessment and Impact

The application seeks listed building consent for a retrospective ensuite installation. The proposed ensuite occupies space in bedroom 2 and is accessed via a new doorway from the bedroom 3. The soil has been connected to the existing soil pipe work on the principal elevation.

The proposed ensuite does not result in the loss of any historic fabric. The existing partition wall is thought to be a later subdivision of space as such there are no heritage objection to the insertion of an additional door and new partition walls.

The proposed ensuite has no natural ventilation, with no ventilation demonstrated on plan. However, officer site visit demonstrates that ventilation has been installed into the ceiling connecting to the properties existing loft ventilation system. As such the ensuite will be suitably ventilated using the existing system.

Conclusions and Recommendations

In summary, it is considered that the proposed ensuite will not harm the historic fabric or special interest of the Listed Building. Officer site visit demonstrated that the ensuite will be sufficiently ventilated utilising the buildings existing ventilation system. On this basis there are no heritage objections.

OFFICER COMMENTS

Principle of Development

The application seeks Listed Building Consent for internal alterations to a Grade II Listed Building. In order to be supported in principle, the application must demonstrate that these proposed works would preserve or enhance the special architectural interests and historic interest of the heritage asset in accordance with LP Policy EQ7 and relevant paragraphs contained under Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Where harm to the heritage asset and thus conflict with these policies is identified, such harm must be weighed against any public benefits associated with the proposed development in the overall planning balance.

Impact on the proposal upon the special architectural and historic interest of the Grade II Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('The Act') states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local

planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment

Chapter 16 of the NPPF contains the national planning policies aimed at conserving and enhancing the historic environment. Paragraph 212-221 sets out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits.

The application seeks Listed Building Consent for a retrospective installation of an ensuite bathroom serving Bedroom 3, which covers an approximate floor area of 2m x 2m accessed via a new doorway. The soil pipe from this bathroom has been connected to an existing soil pipe as shown on the Elevation Plans.

The Council's Conservation Officer considers that owing to the existing partition wall likely being a much later subdivision of space, these works do not result in the loss of any historic fabric. The comments go on to note that a site inspection confirms that ventilation has been installed which connects to an existing system, and thus the bathroom is suitably ventilated without resulting in any adverse harm to historic fabric.

As such, Officers are satisfied that the proposed works subject of this retrospective application would sustain the historic fabric and architectural interest of the Grade II Listed Building in accordance with LP Policy EQ7, relevant paragraphs contained under Chapter 16 of the NPPF, and Section 66(1) of the Act 1990.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

This application seeks retrospective Listed Building Consent to retain an en-suite bathroom with an existing bedroom, accessed via the creation of a new doorway opening in the existing partition wall.

In light of the above analysis, Officers conclude that the proposed internal alterations would preserve the architectural and historic interest of the Grade II Listed Building in accordance with LP Policy EQ7 and relevant restrictive paragraphs contained under Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The application is thus considered to constitute a sustainable form of development and therefore in line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 31st March 2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council