Conservation Area Appraisals in the Yorkshire Dales National Park

Starbotton

Adopted Document

YORKSHIRE DALES
National Park Authority

NATIONAL PARKS
Britain's breathing spaces
Table of Contents

PART I

1.0 Introduction 4
1.1 The Area 4
1.2 The Appraisal 4
1.3 Summary 5

2.0 Planning Policy Framework 6
2.1 What Is a Conservation Area? 6
2.2 Benefits of Designation 7

3.0 Definition of Special Interest 9
3.1 General 9
3.2 Summary of the Special Interest of the Starbotton Conservation Area 9

4.0 Assessing Special Interest 11
4.1 Location and Setting 11
   a) Location and Context 11
   b) Character and Plan Form 11
   c) Landscape and Setting 12
4.2 Historic Development and Archaeology 13
   a) Origins and Historic Development of the Area 13
   b) Archaeology 16
4.3 Spatial Analysis 17
   a) Character and Interrelationship of Spaces within the Area 17
   b) Key Views and Vistas 18
4.4 Character Analysis 22
   a) Definition of Character Zones 22
   b) Activities and Former Uses and Their Influence on Plan Form and Buildings 23
   c) Quality of Buildings and Their Contribution to the Area 23
   d) Audit of Heritage Assets 28
   e) Traditional Building Materials, Local Details and the Public Realm 34
   f) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value 37
   g) General Condition of the Starbotton Conservation Area 38

5.0 Community Involvement 42

6.0 Suggested Boundary Changes 44

7.0 Local Generic Guidance 46

8.0 Summary of Issues 47

9.0 Useful Information, Appendices and Contact Details 48
9.1 References and Further Reading 48
9.2 Glossary of Terms and Abbreviations 49
9.3 Contacts 50
9.4 Maps of Starbotton 51

PART II

10.0 Management Proposals 52
# List of Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Location maps</td>
<td>11</td>
</tr>
<tr>
<td>02</td>
<td>Map regression</td>
<td>12</td>
</tr>
<tr>
<td>03</td>
<td>Landscape features</td>
<td>13</td>
</tr>
<tr>
<td>04</td>
<td>Historic development</td>
<td>14</td>
</tr>
<tr>
<td>05</td>
<td>Toft filed with barn</td>
<td>15</td>
</tr>
<tr>
<td>06</td>
<td>Medieval toft layout</td>
<td>15</td>
</tr>
<tr>
<td>07</td>
<td>Archaeological features</td>
<td>16</td>
</tr>
<tr>
<td>08</td>
<td>Definition of space</td>
<td>17</td>
</tr>
<tr>
<td>09</td>
<td>Key views</td>
<td>18</td>
</tr>
<tr>
<td>10</td>
<td>View 1</td>
<td>19</td>
</tr>
<tr>
<td>11</td>
<td>View 2</td>
<td>19</td>
</tr>
<tr>
<td>12</td>
<td>View 3</td>
<td>19</td>
</tr>
<tr>
<td>13</td>
<td>View 4</td>
<td>19</td>
</tr>
<tr>
<td>14</td>
<td>View 5</td>
<td>20</td>
</tr>
<tr>
<td>15</td>
<td>View 6</td>
<td>20</td>
</tr>
<tr>
<td>16</td>
<td>View 7</td>
<td>20</td>
</tr>
<tr>
<td>17</td>
<td>View 8</td>
<td>20</td>
</tr>
<tr>
<td>18</td>
<td>View 9</td>
<td>21</td>
</tr>
<tr>
<td>19</td>
<td>View 10</td>
<td>21</td>
</tr>
<tr>
<td>20</td>
<td>View 11</td>
<td>21</td>
</tr>
<tr>
<td>21</td>
<td>View 12</td>
<td>22</td>
</tr>
<tr>
<td>22</td>
<td>Character zones</td>
<td>22</td>
</tr>
<tr>
<td>23</td>
<td>School house and Horseshoe Cottage/ Floss Gill Cottage</td>
<td>25</td>
</tr>
<tr>
<td>24</td>
<td>Ruin and outbuilding</td>
<td>26</td>
</tr>
<tr>
<td>25</td>
<td>Tug Ghyll, Briscoe Barn and Moor View</td>
<td>27</td>
</tr>
<tr>
<td>26</td>
<td>Beck Cottage</td>
<td>28</td>
</tr>
<tr>
<td>27</td>
<td>Beckside</td>
<td>29</td>
</tr>
<tr>
<td>28</td>
<td>Box Tree Cottage</td>
<td>29</td>
</tr>
<tr>
<td>29</td>
<td>Cam Cottage and Wellside</td>
<td>30</td>
</tr>
<tr>
<td>30</td>
<td>Coates Lane Farmhouse</td>
<td>30</td>
</tr>
<tr>
<td>31</td>
<td>Crag Farmhouse</td>
<td>31</td>
</tr>
<tr>
<td>32</td>
<td>Fox and Hounds</td>
<td>31</td>
</tr>
<tr>
<td>33</td>
<td>Hill Top House</td>
<td>32</td>
</tr>
<tr>
<td>34</td>
<td>Home Farmhouse</td>
<td>32</td>
</tr>
<tr>
<td>35</td>
<td>Lilac Cottage</td>
<td>33</td>
</tr>
<tr>
<td>36</td>
<td>Peace Cottage</td>
<td>33</td>
</tr>
<tr>
<td>37</td>
<td>Post House</td>
<td>34</td>
</tr>
<tr>
<td>38</td>
<td>Characteristic local details</td>
<td>35</td>
</tr>
<tr>
<td>39</td>
<td>Unusual local details</td>
<td>35</td>
</tr>
<tr>
<td>40</td>
<td>Public realm</td>
<td>36</td>
</tr>
<tr>
<td>41</td>
<td>Boundary features</td>
<td>37</td>
</tr>
<tr>
<td>42</td>
<td>Larch and sycamore at Hilltop</td>
<td>38</td>
</tr>
<tr>
<td>43</td>
<td>John Henry Barn</td>
<td>39</td>
</tr>
<tr>
<td>44</td>
<td>Dumping ground</td>
<td>40</td>
</tr>
<tr>
<td>45</td>
<td>White bollards along main road</td>
<td>41</td>
</tr>
<tr>
<td>46</td>
<td>Features proposed for inclusion</td>
<td>44</td>
</tr>
<tr>
<td>47</td>
<td>Suggested boundary for future review</td>
<td>45</td>
</tr>
<tr>
<td>48</td>
<td>Starbotton in 1852</td>
<td>52</td>
</tr>
<tr>
<td>49</td>
<td>Starbotton in 1894</td>
<td>52</td>
</tr>
<tr>
<td>50</td>
<td>Starbotton in 1909</td>
<td>52</td>
</tr>
</tbody>
</table>
1.0 Introduction

The historic environment provides a tangible link with our past and contributes to our sense of national, local and community identity. It also provides the character and distinctiveness that is so important to a positive sense of place. [...] The historic environment is a unique, fragile and non-renewable resource which contributes to the economy, society and daily life. Once lost, it cannot be replaced.

This document provides the first comprehensive appraisal of the Starbotton Conservation Area, although a brief report on the conservation area was written by Michael Lamb as part of An Appraisal of Settlements in the Yorkshire Dales National Park in 1991.

Although the appraisal tries to cover the main aspects of the designated area, it cannot be completely comprehensive; omission of particular buildings, features or spaces should not be taken to imply that they are of no interest.

Throughout the text, the Yorkshire Dales National Park Authority will be referred to as 'we', or 'the Authority'.

1.1 The Area

Starbotton was given conservation area status in 1969. It is now one of thirty-seven such designations within the Yorkshire Dales National Park. An area of 6.3 hectares encompasses most of the village and some of its surroundings. The overall character of the place is both informal in terms of its historical development and rural due to its vernacular architecture and natural landscape setting. Starbotton is an attractive conservation area and generally in good condition (see 4.4.g).

1.2 The Appraisal

Purpose. Every conservation area has a distinctive character which has been shaped over time by its natural and man-made surroundings. This appraisal is an opportunity to re-assess the Starbotton Conservation Area, to evaluate and record its special interest (see 3.0-4.0). It will set out how the place has evolved, draw out the key elements of its character and quality as it is now, and define what is positive and negative, and opportunities for beneficial change. However, neither the designation nor appraisal should be seen as an end in itself, but as a step towards the preservation and enhancement of Starbotton’s character and appearance, providing a basis for making sustainable decisions about its future. Conservation areas can be susceptible to incremental and dramatic change due to neglect caused by economic decline, as well as over-investment and pressure for development. Hence the appraisal aims to counteract threats which would alter what made the area attractive and unique in the first place, and to help promote positive change.

The appraisal provides information about the Starbotton Conservation Area for residents, the wider public and other stakeholders. However, it is always advisable to contact the local planning authority before undertaking any work on listed buildings or structures within the vicinity of designated heritage assets.

Scope. This document is divided into two parts:

- Part I highlights what is architecturally or historically important about the Kettlewell Conservation Area, identifies any problems within it and assesses whether its boundary is still appropriate.
Part II contains draft management proposals, some of which will eventually end up in an action plan and be implemented.

The appraisal was mainly created through use of primary sources including historical maps and aerial photographs from the Authority’s Historic Environment Record as well as secondary sources. Literature and websites which may be of further interest are listed at the back (see 9.1). In addition, site visits to analyse the current physical evidence and condition of the conservation area were undertaken between February and October 2011.

On 15 June 2011 a pre-draft drop-in session was held for residents at Kettlewell Village Hall. The draft version of this document was available for public consultation from 18 August to 02 October 2011 (see 5.0). The Starbotton Conservation Area Appraisal was finally adopted on 28 June 2012.

A very special thanks goes to Lady Alexandra Roche and Mrs Valerie Farrell for providing the Authority with information on the historic development of Starbotton, as well as to John Roberts for insight and use of his collection of old photographs.

1.3 Summary

The Starbotton Conservation Area at a Glance:

<table>
<thead>
<tr>
<th>Date of designation:</th>
<th>1969</th>
<th>see 1.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of last review:</td>
<td>None</td>
<td>see 1.0</td>
</tr>
<tr>
<td>Location:</td>
<td>Craven, North Yorkshire</td>
<td>see 4.1.a</td>
</tr>
<tr>
<td>Current size:</td>
<td>6.3ha</td>
<td>see 1.1</td>
</tr>
<tr>
<td>Current boundary:</td>
<td>see map</td>
<td>see 9.4</td>
</tr>
<tr>
<td>Changes to boundary:</td>
<td>proposed</td>
<td>see 6.0</td>
</tr>
<tr>
<td>General character:</td>
<td>informal, rural (vernacular)</td>
<td>see 4.1.b</td>
</tr>
<tr>
<td>Special interest:</td>
<td>1. vernacular buildings dating from late C17 onwards including traditional farm buildings which have not been converted; relatively high concentration of listed buildings</td>
<td>see 4.4.c</td>
</tr>
<tr>
<td></td>
<td>2. other features: 3 bridges, 2 gable-end bread ovens &amp; a double churn stand</td>
<td>see 4.4.e</td>
</tr>
<tr>
<td></td>
<td>3. development of former medieval toft settlement, much of which is still visible</td>
<td>see 4.2.a</td>
</tr>
<tr>
<td></td>
<td>4. attractive views &amp; a variety of well-related spaces, such as the barn-lined back lane</td>
<td>see 4.3</td>
</tr>
<tr>
<td></td>
<td>5. fine landscape setting attracts walkers &amp; visitors into conservation area; attractive &amp; well-kept historic environment &amp; its setting provide desirable place to live for its residents</td>
<td>see 4.1.c + 4.3.b</td>
</tr>
<tr>
<td>General condition:</td>
<td>good</td>
<td>see 4.4.g</td>
</tr>
<tr>
<td>Scheduled monuments:</td>
<td>none</td>
<td>see 4.2.b</td>
</tr>
<tr>
<td>Listed buildings:</td>
<td>12</td>
<td>see 4.4.c</td>
</tr>
<tr>
<td>Listed buildings at risk:</td>
<td>none</td>
<td>see 4.4.d</td>
</tr>
<tr>
<td>Negative factors:</td>
<td>1. clutter &amp; dumping grounds in public view</td>
<td>see 4.4.g</td>
</tr>
<tr>
<td></td>
<td>2. destruction of former toft layout</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. high second-home ownership</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. unattractive modern development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. uPVC windows</td>
<td></td>
</tr>
</tbody>
</table>
2.0 Planning Policy Framework

The YDNP Authority’s policies for conservation areas, along with other related policies concerning the development and use of land, are set out in the *Yorkshire Dales Local Plan 2006*. The policies contained within chapter ‘10 Built heritage and the historic environment’ — which were saved in April 2009 and which last until they are replaced by a new Local Development Framework — are particularly relevant:

- Policy B1 – Historic landscapes
- Policy B2 – Scheduled Monuments and other nationally important sites
- Policy B3 – Other sites of archaeological significance
- Policy B4 – Historic parks and gardens
- Policy B5 – Open spaces in settlements (see 4.3.a)
- Policy B6 – Streets and plots
- Policy B7 – Building design (see Part II)
- Policy B8 – Conservation areas
- Policy B9 – Demolition within conservation areas
- Policy B10 – Shop fronts
- Policy B11 – Development within barns and walls conservation areas
- Policy B12 – The Settle-Carlisle Railway Conservation Area
- Policy B13 – Listed buildings (see 4.4.c)
- Policy B14 – Extensions and alterations to buildings
- Policy B15 – Conversion of traditional buildings
- Policy B16 – Re-occupation of former houses
- Policy B17 – Changing land to domestic use
- Policy B18 – Signs and advertisements
- Policy B19 – Advance signs and advertisements

The Local Plan is in compliance with national legislation, policy and guidance which include *Planning Policy Statement 5: Planning for the Historic Environment* and *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Further policies may be found in *Planning Policy Statement 7: Sustainable Development in Rural Areas*. All national legislation, policy and guidance are material to individual planning and heritage consent decisions.

2.1 What Is a Conservation Area?

Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as:

> an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance

The conservation area boundary is not the same as the development or housing boundary identified in the Local Plan and has a different function, although in places the two may coincide.

**Designation.** It is the duty of the Authority to designate such areas 1, preferably with input from the local community. This should never be undertaken solely in response to local pressure, to provide an additional control to actual or perceived threats to the character of an area or to secure the future of a particular building, but only if an area is of sufficient special interest 2. The quality and interest of the overall built historic environment rather than of individual buildings should be the prime consideration. Whilst the *immediate setting of the area also needs to be considered carefully and within reason, included in the boundary*, …
Conservation area designation is not generally an appropriate means of protecting the wider landscape.

Review. It is also the duty of the Authority to regularly review its conservation areas and, where appropriate, designate new parts. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation should be considered.

Starbotton, like most of the conservation areas within the Yorkshire Dales National Park, was designated prior to 1990 when there was no statutory requirement for an in-depth character appraisal. The opportunity has consequently been taken to review the area in accordance with current guidance from English Heritage. This has the additional advantage of producing a more robust and consistent document that can be of greater influence in the planning process.

Performance. Further duties of the Authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of the conservation areas. It will also seriously consider the desirability of preserving or enhancing their character or appearance when exercising planning powers. National Park family indicators provide a tool to monitor the National Park Authority’s performance regarding these functions.

Implications. Conservation area designation may result in resource implications for owners, developers and residents because of the increased statutory controls and particular requirements for the repair and alteration of existing, or the construction of new, buildings. Although restrictions on permitted development rights (those minor works that do not require planning permission) are only very limited inside the National Park, Article 4 directions have the power to withdraw them (see 2.2).

2.2 Benefits of Designation

Conservation area status offers advantages to both the public and the Authority.

The public. Conservation areas can enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability in a rapidly changing world. At the same time, conservation-led change can make a positive contribution enabling communities to regenerate. When considering investment, appraisals should guide the form and content of development, enhancement of the public realm, traffic management and outdoor advertisement. This value of an area is beneficial to both owners and developers, and estate agents are likely to put increasing emphasis on such a location when advertising properties.

Conservation area appraisals are educational and informative documents about our cultural inheritance that aim to raise public awareness and support, and upon which the prosperity of an area is sustained. They are necessary if funding is sought for grant-aid, offering financial assistance for owners to encourage repairs and preventative maintenance.

The Authority. Designation helps us to manage change by applying robust conservation policies to an area.

Decision-making – In exercising any planning functions affecting land or buildings within a conservation area, the Authority has a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area. Planning functions include both the formulation of planning policies and the determination of planning applications. In order to be able to assess the impact of a planning policy or application upon a conservation area, the local planning authority needs to understand what the special architectural or historic interest of
that area is. Conservation area designations and their character appraisals help to do this and therefore inform decisions about the impact that a planning policy or proposal will have.

Although conservation area designations and character appraisals help to inform planning decisions, they alone do not determine whether development will or will not be acceptable. The impact of development upon the special architectural and historic interest of a conservation area needs to be weighed against other planning considerations in reaching a decision. In the National Park the 2006 Local Plan currently forms the basis for most planning decisions and its policies (90 out of the original 98 policies were saved in April 2009) allow a variety of development types within conservation areas. The Local Plan policies will be gradually replaced in coming years by the Local Development Framework, starting with a review of housing policy.

**Planning control** – Designation automatically brings additional safeguards, such as the need for consent when demolishing unlisted buildings and walls 9 or lopping and felling trees 10. Within the National Park conservation area status only has a very limited effect on ‘permitted development’. This is because the National Park designation already restricts permitted development rights 11.

Article 4 of the same order enables local planning authorities to further withdraw permitted development rights. This would be justified where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking place or is likely to take place, and which should therefore be brought into full planning control in the public interest 12. Policy HE4.1 of PPS5 advises local planning authorities to consider the use of Article 4 directions where the exercise of permitted development rights would undermine the aims for the historic environment, to ensure new development is given due consideration 13. In the Yorkshire Dales National Park there are currently only two conservation areas which have Article 4 directions: the Settle-Carlisle Railway on the erection of telecommunication masts and Castle Bolton in relation to agricultural permitted development rights.

**Management plans** – Neither the designation of a conservation area or the preparation of a character appraisal is an end in itself. The Authority is also required, in consultation with the public, to formulate management plans to help preserve and enhance conservation areas 14. These management plans may set out a variety of measures designed to help safeguard, manage and improve the area within its historic context. The appraisal is the basis for developing a management plan for the conservation area. Draft management proposals are set out in Part II of this document.
3.0 Definition of Special Interest

The purpose of this appraisal is to define the special interest of the Starbotton Conservation Area that warrants its designation, as summarised below. A detailed analysis is provided in the next chapter (see 4.0).

3.1 General

The special architectural or historic interest of a conservation area is reflected in its character or appearance which it is desirable to preserve or enhance.

When searching for the special interest of the Starbotton Conservation Area, its significance, identity and distinctiveness is judged alongside local or regional criteria, while also recognising values attributed to the area by the local community and all those with a legitimate interest in it. The more clearly special interest is defined, the sounder will be the basis for local policies, development control decisions and management proposals. This helps reduce the potential uncertainty for owners and others when investment or development in the area is considered.

The significance of a place embraces all cultural and natural heritage values. These are:

- **Evidential value**: the physical remains of past human activity. In the absence of written records, the material record provides the only evidence about the distant past.
- **Historical value**: the ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic value**: the sensory and intellectual stimulation people draw from a place. It can be the result of the design of a place or its (often seemingly organic) development over time.
- **Communal value**: the meanings of a place for the people who relate to it.

3.2 Summary of the Special Interest of the Starbotton Conservation Area

The special character of Starbotton lies in the following:

- **Evidential value**: vernacular buildings dating from the late-seventeenth century onwards including traditional farm buildings which have not been converted, such as the impressive combination bank barn on the main road and the line of barns along the back lane, and a relatively high concentration of listed buildings; other noteworthy historic features within the public/private realm are the three bridges which are fairly close to each other, two gable-end bread ovens and a double churn stand.
- **Historical value**: development of former medieval toft settlement, much of which is still visible.
- **Aesthetic value**: several attractive external and internal views, such as towards the central square in front of the pub, and a variety of well-related spaces within the conservation area like the barn-lined back lane which is a very distinctive feature of Starbotton.
- **Communal value**: fine landscape setting of the village attracts walkers and other visitors into...
the conservation area; the attractive and well-kept historic environment and its setting provide a high-quality place to live for its residents
4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of the Starbotton Conservation Area with regard to its location and setting, historic development and archaeology, spatial issues, and character. A summary of the special interest has already been provided (see 3.2).

4.1 Location and Setting

This section describes the location and context, general character and plan form, and landscape setting of the Starbotton Conservation Area.

a) Location and Context

The village of Starbotton lies within the civil parish of Kettlewell-with-Starbotton, North Yorkshire, and is located in the eastern part of the Yorkshire Dales National Park in Upper Wharfedale (figure 01), with the national grid reference of SD 953 747. The B6160 cuts through the village, following the dale floor in a north-south direction. The nearest larger settlement is Kettlewell, three kilometres to the south.

The conservation area encompasses most of the village, including its entire pre-twentieth-century core. A few twentieth-century buildings on the outskirts of the village are currently excluded from the boundary.

A detailed map of Starbotton can be found in the appendix (see 9.4).

This attractive village is a popular starting point for walks into the superb surrounding countryside, but only the pub and a few B&Bs benefit directly from tourism. A rapid change to the conservation area is rather unlikely. However, Starbotton is designated a service village under policy H2 of the Yorkshire Dales Local Plan 2006, and the current housing boundary – which is distinct from the conservation area boundary – may enable new construction which could impact on the character of the village.

b) General Character and Plan Form

The general character of the Starbotton Conservation Area is rural due to its landscape setting, agricultural practices and vernacular buildings. From the northeast, steep lanes lead down into the village, whilst the main road cuts through the settlement in a roughly north-east direction along the bottom of the dale floor. The plan form of Starbotton is now a fairly compact cluster, with the exception of the linear barn arrangement separated from the main built-up area to the southwest of the settlement.
Most twentieth-century development is concentrated along Coates Lane infilling gaps in a formerly more dispersed village core (figure 02). In the 1930s Ella Pontefract wrote that little building or restoration had happened during the Victorian era so that Starbotton remained a village built chiefly from the seventeenth to the early-nineteenth century, and that it had kept more than most Wharfedale villages the look of a lead-mining place, with its houses more sparing of space than in a purely farming village. Later-twentieth-century development including the main road diversion at the southern entrance of the village has diluted this character (see 4.2.a) although many houses are second homes and empty for large parts of the year.

Yet despite its location on the main valley road and the number of second homes and twentieth-century construction, Starbotton has retained a considerable charm. The winding and twisting main road and narrow lanes give constantly changing intimate views among the modest, irregularly grouped vernacular buildings, several of which date from the seventeenth century. Particularly distinctive are the narrow north entry/exit on a curve with bridge and fine barn, and the back lane lined with large traditional farm buildings on the west side of the village. Individual and groups of trees, especially along Cam Gill Beck, are an important and attractive feature. The small size of the village and the open east-west grain of development bring village and surrounding landscape together with extensive views between buildings to the adjacent valley and fellsides.

c) Landscape Setting

The fine landscape setting of the village provides a communal value by attracting walkers and visitors into the conservation area and providing a high-quality place to live for residents, which is part of the special interest of the Starbotton Conservation Area (see 3.0).

Near the head of Wharfedale, Starbotton huddles below the steep shoulder of Buckden Pike. Limestone scars and the distinctively narrow gorge of Cam Gill Beck, a steep-sided V-shaped valley formed by the beck forcing its course through the hills, present an attractive backdrop setting to this small village. Most of the settlement is located on ground sloping gently down to the southwest towards the River Wharfe at the bottom of the dale, and there are extensive views southwards down the valley. In contrast to this ‘flat’ open space, the dale sides rise immediately to the northeast of the settlement and are parallel to the B6160.
Starbotton is situated to both sides of Cam Gill Beck, a tributary of the Wharfe, yet only a small part of the village lies to the north of the beck (figure 03). This tributary had developed a significant gravel fan on the side of the valley near where it discharged into the river. The surface of the fan is above the main flood plain of the Wharfe valley. Being gravel, it is relatively free-draining compared to the valley floor and also provides a warmer soil. The fan is a comfortable location on which to site a settlement.

The conservation area’s largest and most important green space is that of the former medieval toft fields; these also provide a historical value which is part of the special interest of the Starbotton Conservation Area (see 4.2.a). A wooded footpath along the beck forms an important public breathing space within the settlement (figure 14). More detail on internal open spaces is given later (see 4.3.a).

4.2 Historic Development and Archaeology

This section describes the origins, archaeology and historic development of the Starbotton Conservation Area.

a) Origins and Historic Development of the Area

Overview. Mentioned in the Domesday Survey, Starbotton was at the edge of the ‘forest’ (land assigned for hunting). It may have had earlier Roman associations, being on the line of a probable Roman road from Bainbridge to Ilkley, and was later also traversed by a medieval trackway from Settle, via Arncliffe to Nidderdale. The name comes probably from the Old Norse staurr, a stake, and botn, the bottom of a valley, and...
means ‘the valley where stakes were driven into the ground’. There are good examples of cultivation terraces nearby, particularly to the north. In the eighteenth and nineteenth centuries lead mining and smelting were major activities and many of the present houses were formerly miner’s cottages.

The current main road through the village is not the historic route through the dale, which went higher up the valley side. According to Lady Roche, it went across the beck over the bridge opposite Beck Cottage until her family built the bridge on today’s main road in 1832, which only had been a fording site that was often difficult to navigate through by carriage.

Throughout the nineteenth century, Starbotton retained its overall layout, with only little development taking place. In the twentieth century, however, the building density suddenly increased, changing the pattern of the village’s footprint, in particular around Coates Lane. More recently, some houses and agricultural sheds of a larger scale than the historic structures have been built on the outskirts of the village. Although they are outwith the boundary (figure 04) they do have a visual impact on the conservation area, in particular the prominent farmhouse built in the 1990s to the south of the village.

**Figure 04:** Historic development, not to scale (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)

**Medieval layout.** It has been suggested that there was a green at the centre of the village during the Middle Ages – not a recreational ‘maypole green’ but a stock holding area which provided a secure boundary where stock could be penned after being rounded up on the surrounding hills. As the need to protect stock overnight diminished, the green lost its significance and houses and barns slowly encroached until it was almost entirely built over. Now the only evidence lies with older walls defining the perimeter of the green, with older buildings outside its perimeter and newer ones inside. Today, two remnants of common land can be found to the east of the former village green (see 4.3.a).

The development of the former toft layout – much of which is still visible today – provides a historical value which is part of the special interest of the Starbotton Conservation Area (see 3.0). House-sites were located at the end of a narrow field (toft), often with a barn at the opposite end (figure 05). The early houses were built with their longitudinal axis parallel to the main street and facing the green. A back lane linking the
The plan below (figure 06) shows the existing buildings superimposed on a reconstruction of Starbotton’s medieval layout. Dashed lines indicate reconstructed toft boundaries; full lines show boundaries to tofts that still exist. The houses in dark grey are associated with the tofts.

Seventeenth-century rebuilding. During the seventeenth century the toft houses were completely rebuilt with their gable-ends to the village street. As the sites were narrow, the new houses were ‘turned round’ to allow for longer buildings. The barns on the opposite end of the tofts, however, were not rebuilt but improved and extended in a piecemeal
manner, and probably remained on their original foundations. The earlier barns are likely to have been much smaller.

On 29 July 1667 Lady Anne Clifford spent the night at the old hall (now divided into Beck Cottage and Cam Cottage and Wellside) on one of her last journeys up the dale to her Westmoorland estates, and wrote into her diary: ‘I went into John Symondson’s house at Starbotton in Craven, where I lay one night, and then on to Pendragon’.

In June 1686 during a brief but heavy rain storm over the hills to the east of the valley, a landslide released water that had accumulated in an extensive peat bog. The resulting flood brought enormous quantities of gravel and peat down into Starbotton. Houses were damaged and fields devastated, yet despite some popular histories which make it sound as if whole villages were swept away, a detailed inventory of damage shows that although the flood had been serious, relatively few buildings were affected and that those that had been were fairly close to the beck. Some buildings in the village seem likely to be the result of rebuilding after the flood, such as Beck Cottage and Wayside Cottage. Both houses – which contain late-seventeenth-century fabric – are on awkward sites apparently chosen so as to be just beyond the devastated area above a critical break of slope, and hence likely to be safe from another flood.

b) Archaeology

No archaeological excavation has been undertaken within the conservation area. However, the lower valley sides to the north and south of the village contain well-preserved earthwork remains of medieval field systems. The remains of an early-nineteenth-century lead smelt mill lie...
some hundred metres to the northeast of the conservation area (figure 07), probably occupying the site of an earlier smelt mill recorded in 1700.

Information about individual surveys, monuments or other features can be found on the Yorkshire Dales National Park Historic Environment Record (HER), which is a comprehensive and dynamic computer database linked to a Geographic Information System (GIS).

### 4.3 Spatial Analysis

This section describes the character and interrelationship of spaces, as well as the key views and vistas of the Kettlewell Conservation Area. Attractive views and well-related spaces provide an aesthetic value, which is part of the special interest of the Kettlewell Conservation Area (see 3.0).

#### a) Character and Interrelationship of Spaces within the Area

Starbotton has a good mixture of open and confined spaces (figure 08), with boundaries not only being formed by vernacular buildings but also by hedges and stone walls. The settlement edge is most strongly defined to the north, with an eighteenth-century combination bank barn (Briscoe Barn) and farms to its west forming a prominent boundary to the village entrance (figure 15). There are two distinctive focal points in Starbotton: Briscoe Barn at the northern end (figure 16) and the public space in front of the Fox and Hounds (figure 18). With the land rising to the east, that part of the village is differently experienced, constricting and offering viewpoints (figure 13). Much of the space in the conservation area is private ground – except for the roads and footpaths. A short path along the beck is very different in character to the rest of the village with almost a woodland feel (figure 15). The barns along the unsurfaced back lane enclose another very distinct space, with the eastern side confined by the buildings and the western side being open fields (figures 20-21). The largest green area, the former toft fields, is not physically accessible to the public but makes an important visual contribution.

![Figure 08: Definition of space @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)](image-url)
The above map also shows important Open Spaces as set out in Policy B5 of the Local Plan which are considered to add distinctiveness to the character and interest of a settlement and the quality of life of its inhabitants. These can only be designated within the housing boundary of a place, a boundary which is not necessarily the same as a conservation area boundary. In Starbotton Open Space land comprises the woodland area around the beck and two remnants of common land in the east of the village. Development will not be permitted in those areas or elsewhere where development would result in the loss or would significantly harm the character of those open spaces. The aim of the policy is to ensure that the attractive mosaic of undeveloped and developed land within settlements is retained.

b) Key Views and Vistas

The fine landscape setting and well-kept historic environment provide a communal value by attracting walkers and visitors into the conservation area and providing a high-quality place to live for residents, which is part of the special interest of the Starbotton Conservation Area (see 3.0). However, the landscape can only be appreciated if views exist that embrace it, as is the case with Starbotton. The map below (figure 09) identifies important views into, out of and within the conservation area, as well as focal points such as landmark structures or open or enclosed spaces that draw the eye.
(1) View from southern village entrance down Wharfedale, with Middlesmoor Pasture in the background (figure 10).

Figure 10: View 1 (photo © Gaby Rose, YDNPA, 2011)

(2) View from Starbotton Cam Road over the village towards Moor End Fell at the western slope of the dale (figure 11).

Figure 11: View 2 (photo © Gaby Rose, YDNPA, 2011)

(3) Distant view of the village from Moor End Fell with Cam Gill in the background (figure 12).

Figure 12: View 3 (photo © Gaby Rose, YDNPA, 2011)

(4) View towards Cam Gill past Wellside Cottage in the background, with a patch of common land in the foreground (figure 13).

Figure 13: View 4 (photo © Gaby Rose, YDNPA, 2011)
(5) View down the woodland path next to the beck (figure 14).

Figure 14: View 5 (photo © Gaby Rose, YDNPA, 2011)

(6) View to the northern village entrance with Briscoe Barn on the left (figure 15).

Figure 15: View 6 (photo © Gaby Rose, YDNPA, 2011)

(7) View across Cam Gill Beck bridge towards Briscoe Barn (figure 16).

Figure 16: View 7 (photo © Gaby Rose, YDNPA, 2011)

(8) View to the Fox and Hounds pub from the north, with the old pub building on the left (figure 17).

Figure 17: View 8 (photo © Gaby Rose, YDNPA, 2011)
(9) View to Beckside from the south, with the Fox and Hounds to the right (figure 18).

(10) View to southern village entrance (figure 19); unfortunately, this view is slightly spoilt by uPVC windows with untraditional opening pattern in the main focus. The left-hand fork in the road is the diversion of the former main road on the right.

(11) View up the back lane from the south (figure 20); the arrangement of the barns along the lane is a very distinctive feature of Starbotton.
(12) View down the back lane from about the half-way point (figure 21); this view is even more appealing than the previous one, with the buttresses of the barn providing rhythm and extra interest.

**Figure 21**: View 12 (photo © Gaby Rose, YDNPA, 2011)

---

### 4.4 Character Analysis

This section is key to the appraisal. It unravels the character of the Starbotton Conservation Area by considering its different character zones, land uses, buildings and other heritage assets, traditional materials, local details and the public realm, biodiversity, as well as its general condition including positive, neutral and negative factors.

#### a) Definition of Character Zones

The Starbotton Conservation Area can be divided into three character zones (figure 22):

**Figure 22**: Character zones @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740. Graphics © Gaby Rose, YDNPA)

1. **Medieval tofts.** This zone comprises the fields that once formed the tofts of the medieval village (see 4.2.a), the historic origin of Starbotton. Many of the field boundaries survive. The buildings in this zone are all in residential use except for the barns along the back lane. The barns are in a distinct linear arrangement along the lane, while the vernacular houses have a perpendicular orientation to the main street. Only Clevlielot House, which was built in the 1980s, breaks this historic pattern and thus has a detrimental effect on the conservation area (see 4.4.g). Near the southernmost barn along the back lane is an old Quaker burial ground which was restored as part of a Millennium project. Most of the land in this zone is private and thus inaccessible to the public, although views
can be gained from the main road and back lane. The ground in this zone slopes only gently.

2. Beck area. This zone comprises the farm buildings and Hilltop north of the beck and the woodland path, giving this area an agricultural character to the west and a natural character to the east. The structures date from the late seventeenth to twentieth centuries – most of them are in a vernacular fashion except for a few modern large agricultural sheds – and are orientated towards the beck. East of the main bridge, the ground rises more steeply. The other two bridges are also included in this zone.

3. Central village. This zone comprises the main built-up area of the village, with a comparatively high density of buildings. All properties are in residential use, except for the pub. The buildings here date from the late seventeenth to twentieth centuries and are in no specific orientation. Most of them are in a vernacular style, although some of them have an ecclesial or more contemporary character. This zone also contains the location of the former village green, which is now completely built over. Some of the ground rises more steeply to the east.

b) Activity and Prevailing or Former Uses and Their Influence on Plan Form and Buildings

Starbotton developed as an agricultural settlement with mining as a later subsidiary activity. There were also some service activities including a former chapel and burial ground, as well as a school (figure 23), institute and post office facility. Today the Fox and Hounds public house is the only service building in the village, but it is not the first pub in Starbotton. The building currently called Moor View (figure 25) used to be an earlier public house. The conservation area is now predominantly used for residential purposes, although some farming remains. Due to the pressure for accommodation, former agricultural buildings have been converted or new houses built, the latter having increased the density inside the ‘central village’ zone (see 4.2.a). However, it is noteworthy that many of the barns – particularly those along the back lane – have not been converted and thus still retain their agricultural character.

c) Quality of Buildings and Their Contribution to the Area

Vernacular buildings dating from the late-seventeenth century onwards including traditional farm buildings which have not been converted, such as the impressive combination bank barn on the main road (figure 25) and the line of barns along the back lane (figures 20-21), as well as a relatively high concentration of listed buildings provide an evidential value which is part of the special interest of the Starbotton Conservation Area (see 3.0).

Overview. The buildings in Starbotton date from the late-seventeenth century onwards, namely after the flood of 1686 (see 4.2.a). They are generally of a vernacular style, two storeys high and built in a mixture of local limestone and sandstone with stone slate roofs laid in diminishing courses. Many of the more contemporary structures have tried to imitate this appearance in some way. The stonework is often random rubble and sometimes coursed, with mortar joints flush with the stone. On some of the more modern houses the joints are recessed, which not only gives a different appearance to the building by casting shadow lines but it also accelerates the erosion of the stonework. Quoins are of varying sizes and mostly flush with the stonework. On a few barns lime wash or slobbered mortar can be found, and many have prominent through-stones. Two houses are rendered white. A few of the old buildings still have an earlier roof line visible on their gable end (figure 37), which indicates that those buildings were raised in height in the past, accompanied by a change in roof pitch. It is important that this historic evidence of former construction is retained. The orientation of the former loft properties has been described earlier (see 4.2.a). The buildings along the beck face or follow
its course, and on higher ground the houses go with the topographical contours. Older buildings are often detached, whilst more modern ones along Coates Lane are grouped smaller units.

Windows either have a lintel-and-sill construction or full flat-faced surround, and both are more often flush with the stonework than projecting. On some of the older, listed buildings mullions are chamfered, but elsewhere they are flat-faced. There are also a few hood moulds. Windows come in a wide range of shapes and sizes, including round-headed ones. However, most of them are not historic, except on listed buildings. There are a few Victorian sashes, such as at Bridge House, but mainly windows are distinctly modern with a contemporary opening pattern. There are also many mock-historic windows, often in uPVC, with stuck-on glazing bars, which distract from character of the old buildings. Nevertheless, there are also wooden windows with solid timber glazing divisions. Multi-pane windows – although sashes are only on the ground floor at Beckside (figure 27) – are mainly seen on listed buildings. Beck Cottage (figure 26) has timber casements with lead divisions, the only example in the conservation area.

There are a few doors with a flat-faced full surround but most have a lintel and quoins. The lintels vary in thickness, with some, mainly on listed buildings dating from the mid-seventeenth century, inscribed with initials and date (figure 38). Door surrounds dating from the early nineteenth century often have a cornice over, as can be seen at Hill Top House (figure 33), the Fox and Hounds (figure 32), and Coates Lane Farmhouse (figure 30). Cart entrances to barns are frequently shallow-arched. Chimneys are often in an end-stack location and there are roof modillions to a few eaves. Several buildings – both old and new and mainly in the area around Coates Lane – have dovecotes located at the top of gable ends. Two houses also have bread ovens attached to their gable (figure 39) and there is a prominent external stone staircase on a residential conversion opposite the Fox and Hounds.

Old photographs show that Starbotton’s appearance somewhat differed in the past. For example, there used to be a school house where Hillsteps is now. The overall shape of the former building is still contained within right-hand part of the building, but it has been extensively altered. However, the more recent extension to the left incorporates a new gothic-style window (figure 39), referring to the former use of the site. Some houses in Starbotton, such as Horseshoe Cottage/Foss Gill Cottage (figure 23) and Eaglescliffe, used to have wooden porches. Horseshoe Cottage once had three timber porches. It was rough-cast rendered, as were several other houses in Starbotton. The loss of timber porches, often by replacement with larger stone porches, has been noted in other parts of the Dales. Old photos also show buildings that no longer exist, such as the barn next to Moor View (the site had planning permission granted for domestic use in 2006) and the barn opposite Moor View (figure 43), both of which contributed greatly to the character of the main street, and the lack of a boundary wall surrounding the Fox and Hounds, which today encloses the outside seating area. Another difference is the tree and hedge cover. Today high hedges obscure the view of several buildings in Starbotton which previously were very visible from the road.
The existing building types of the conservation area include farmhouses, barns, cottages, a pub, a former chapel, a former institute, as well as various other houses and conversions. Compared to other settlements, Starbotton has relatively few barns converted into residential accommodation. Several still retain an agricultural appearance, which contributes greatly to the character of the conservation area (figures 15-16 & figures 20-21). Barn conversions are a delicate topic because it takes a lot of skill to get them right (not only the buildings but also their curtilage), and all too often the result is a very domestic appearance and the loss of historic character.

Other buildings of interest are (figure 24):

- The ruined barn along the back lane; although one may regard this as an eyesore, it does create interest. On the one hand ruination has a Romantic appeal – especially when sited within the landscape – but on the other hand the neglect of structures or other features is not to be endorsed as it also erodes the character of the wider surroundings (here: the back lane is of special interest to the Starbotton Conservation Area). It would be beneficial if this building could be restored and put back into a low-impact use. A particular feature is the corbel design to the right of the former cart entrance, which is still in place. The barn was surveyed by Arnold Pacey/Yorkshire Vernacular Building Study Group in 1990 when it was still in sound condition.

- Outbuildings, originally built for an agricultural purpose, as shown below; these often small-scale structures are intriguing features within the conservation area. Another small building of interest is the pre-1700 ‘gatehouse’ along the main road, reputedly to have been used as a meeting house by Quakers, which was restored in 2001.
Listed buildings. Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. It should be noted that the designation protects the inside as well as the outside of a listed structure, even though interiors are not always featured in the list description. Furthermore, structures fixed to it or within the curtilage of a listed building and pre-dating 1948, such as boundary walls, outbuildings, enclosures, gates and other features, are also protected by the listing. Proposals for the demolition of listed buildings and internal or external alterations in any manner which affect their character, including curtilage structures, require listed building consent. Some works will also require planning permission. It is always advisable to contact the Authority when intending to undertake work to a listed building or any structures nearby.

Policy B13 of the Local Plan deals with development related to listed buildings or structures, including their setting. The aim of the policy is to ensure that those buildings that are designated as being of architectural or historic interest are protected from development that would result in a loss of their special character. There are about 1,700 listed buildings in the National Park, which represent the best preserved examples of their type and make a particularly important contribution to the overall character of the Yorkshire Dales.

The Starbotton Conservation Area contains 12 grade-II listed buildings, which are marked red on the map in the appendix (see 9.4).

- Beck Cottage
- Beckside
- Box Tree Cottage
- Cam Cottage and Wellside
- Coates Lane Farmhouse
- Crag Farmhouse
- Fox and Hounds
- Hill Top House
- Home Farmhouse
- Lilac Cottage
- Peace Cottage (current name: Blossom Cottage)
- Post House

A description of each building can be found in the next section (see 4.4.d).

Unlisted buildings. The majority of unlisted buildings and other historic features, such as bridges or guide stones, contribute to the character of a conservation area, yet they are not protected from unwanted change or neglect. Structures that are not nationally listed but are significant may receive some protection by being designated as locally listed buildings. Though lacking the statutory protection of other designations, formal identification […] is material in planning decisions. For inclusion in a local list, unlisted structures that contribute positively to the special character or appearance of the Starbotton Conservation Area should comply with some of the following criteria:

DCLG et al. 2010, paragraph 15.
- Architectural qualities in the overall design or detailed features, which may either be unusual or characteristic to the overall style of the conservation area
- Association with a historical event or person of local, regional or national note
- Group value or related to a designated structure
- Landmark qualities
- Reminder of a former use within the area
- Respect for the surrounding historical structures, spaces and setting

**Local list.** The following buildings *(figure 25)* make a particular positive contribution to the conservation area and should be considered for inclusion on a local list. Their locations are marked blue on the map at the back *(see 9.4).*

- **Tug Ghyll:** A detailed survey of the house has revealed a length of battered walling of a kind which in this area is often of pre-1650 origin, associated with cruck construction. Formerly one of the toft houses *(figure 06)*, but in about 1720 a small plot to the west was walled off to create a Quaker burial ground, followed by a sequence of further boundary changes. Tug Ghyll possibly got separated from its toft-end barn, and to compensate a new barn was attached to the north end of the farmhouse. Barns attached to houses are not common in Starbotton 12.


  13 Lady Roche 2011, letter to G Rose on 6 September.

  14 Pacey 2004, 78-81.

  15 Lady Roche 2011, letter to G Rose on 6 September.

- **Briscoe Barn:** C18 mixed-rubble structure built and owned by Lady Roche’s family (nee Briscoe). It is one of the very few barns in Wharfedale with oak timbers 13. The long axis of this combination bank barn is at right angles to the contours of a fairly steep hillside, an orientation deliberately chosen to enable entry on two different levels. Doorways to the shippon at the lower end of the barn are at the present road level, whereas the cart entrance, sheltered by a large C19 porch, is reached by a ramped access. This means that inside the hayloft above the shippon is only a step up from the threshing floor. Combination bank barns are relatively unusual in this part of Yorkshire. There are numerous ventilator slots which are quite plain in inconspicuous parts of the building, but have lintels formed into decorative round-headed or point-headed shapes where they overlook the road *(figure 39).* There is an owl hole high up in the west gable 14.

  14 Lady Roche 2011, letter to G Rose on 6 September.

- **Moor View:** This building used to be a public house 15. It may have been called the Bay Horse Inn which is listed in the Baines Directory of Yorkshire 1822 (pre-dating the Fox and Hounds) as being an inn in Starbotton. Note the double-chamfered three-light mullioned window and chamfered quoin door surround which imply early origins of the building.

**Figure 25:** Tug Ghyll, Briscoe Barn and Moor View (photos © Gaby Rose, YDNPA, 2011)
The residents of Starbotton and other consultees are invited to suggest other heritage assets they think should be included on a local list, and give appropriate reasons, evidence or references for their nominations.

**d) Audit of Designated Heritage Assets**

This section describes the appearance and condition of the 12 listed buildings within the Starbotton Conservation Area. Their locations are marked red on the map at the back (see 9.4). There are no Buildings at Risk in the conservation area. The descriptions in the following paragraphs are based on the listing entries, unless stated otherwise.

**Beck Cottage (figure 26), grade II listed –**

- House
- Late C17, restored c1920 after a period of dereliction
- Limestone rubble, graduated stone slate roof
- 2-storey building, the rear bay being a lower ridged continuation of the Cam Cottage range (figure 29) and the front bay projecting at right angles
- Built using old door head (dated 1663) and window masonry salvaged from flood-damaged building belonging to the Sedgwick family which stood between Cam Cottage and the beck, and was probably crammed up against Cam Cottage on higher ground to avoid a more flood-prone site to the north. The roof lines of both houses were raised later 16.
- Current condition: good

16 Pacey 2004, 64-65.

**Figure 26: Beck Cottage (photo © Gaby Rose, YDNPA, 2011)**

**Beckside (figure 27), grade II listed –**

- House
- Mid C18 with early C19 alterations
- Limestone rubble, ashlar dressings, graduated stone slate roof
- 2-storeys 3-bay building with ‘gothic’ traceried semicircular fanlight above the central door lintel
- Included for group value
- Current condition: good

**Figure 27:** Beckside (photo © Gaby Rose, YDNPA, 2011)

**Box Tree Cottage (figure 28), grade II listed –**

- House
- C17 with mid C18 and later alterations; location of first-floor windows suggest raised roof line
- Limestone rubble, ashlar dressings, graduated stone slate roof
- 2-storey 3-bay building with rear outshut and gable bread oven; mullioned windows
- Current condition: good

**Figure 28:** Box Tree Cottage (photo © Gaby Rose, YDNPA, 2011)

**Cam Cottage and Wellside (figure 29), grade II listed –**

- Two houses
- Dated 1655 and 1677, with C18 alterations and restoration c.1920
- Limestone rubble, graduated stone slate roof
2-storey building with 5 first-floor windows: 2 to the left belonging to Cam Cottage, 3 to the right to Wellside
Current condition: good

**Figure 29:** Cam Cottage and Wellside (photo © Gaby Rose, YDNPA, 2011)

Coates Lane Farmhouse (**figure 30**), grade II listed –
- Farmhouse
- Dated 1822
- Limestone rubble, ashlar dressings, graduated stone slate roof
- 2-storey 2-bay building
- Current condition: good, though uPVC windows at the back

**Figure 30:** Coates Lane Farmhouse (photo © Gaby Rose, YDNPA, 2011)

Crag Farmhouse (**figure 31**), grade II listed –
- House
- C17 with C18 alterations
- Limestone rubble, graduated stone slate roof
- 2-storey 4-bay building with recessed chamfered-mullioned windows; outshut with curved corner suggesting a stair position
- Current condition: good
Fox and Hounds (figure 32), grade II listed –

- Public House
- Dated 1834
- Limestone rubble, whitewashed, graduated stone slate hipped roof
- L-shaped 2-storey block, the main 4-bay facade facing south west; door in architrave composed of pilasters, entablature with incised date and cornice
- Current condition: good

Hill Top House (figure 33), grade II listed –

- House
- Dated 1670 with C18/early C19 alterations
- Limestone rubble, graduated stone slate roof
- 2-storey 4-bay range facing south, with a taller 2-bay rear wing facing east and added dairy outshut
- Current condition: good
Home Farmhouse (figure 34), grade II listed –

- House
- Dated 1621 and 1665 with C19 alterations
- Limestone rubble, gritstone dressings, graduated stone slate roof
- 2-storey 4-bay building with triangular doorheads and recessed chamfered-mullioned windows and continuous hood mould
- One of the very few buildings in the area dated before the Civil War (1642–1651)
- Current condition: good

Lilac Cottage (figure 35), grade II listed –

- House
- Dated 1656
- Limestone rubble, graduated stone slate roof
- Direct entry axial stack
- 2-storey 2-bay building with recessed chamfered-mullioned windows
- Added bay to left not of special interest
- Current condition: good, but uPVC windows with mock glazing bars in mullioned openings detract from the character
Peace Cottage (current name: Blossom Cottage) (figure 36), grade II listed –

- House
- Late C17 remodelled in mid C18
- Limestone rubble, gritstone dressings, graduated stone slate roof
- 2-storey 3-bay building; small rectangular chamfered first-floor window
- Included for group value
- Current condition: good

Post House (figure 37), grade II listed –

- House
- Late C17 with later alterations; original roof line still visible on gable end
- Limestone rubble, gritstone dressings, graduated stone slate roof
- 2-storey 3-bay building with recessed chamfered-mullioned windows
- Current condition: good
e) Traditional Building Materials, Local Details and the Public Realm

Historic features including traditional building materials, local details, as well as features and surfaces within the public realm provide an evidential value which is part of the special interest of the Starbotton Conservation Area (see 3.0). They can contribute positively to the significance of a conservation area as they have the potential of providing characteristic elements to the buildings and their setting, particularly when well kept and in good condition. Likewise, inappropriate materials, surfaces and street furniture as well as lost or altered details will have a detrimental effect to some extent and, in extreme cases, even put the whole conservation area at risk.

**Traditional materials.** In Starbotton, the main construction material is local limestone. It is used for building walls and roofs, boundary walls and, in a few places, ground surfaces. The older the structures the more limestone-based they are, although sandstone can be found here and there within the construction. Newer properties are mainly in sandstone, or a mix of sandstone and limestone. In the past, lime mortar was used for the pointing of the masonry joints, the mortar flush with the stonework. Unfortunately, during the twentieth century masonry was often wrongly pointed in cement mortar which is destructive to the stone work, while joints are sometimes recessed, accelerating the erosion of the stone. Timber was used for traditional windows and doors, with the former often painted white. Only two buildings currently have a white render (historically, they would have been lime-washed, which is a better protection for a stone building, but it does require more maintenance), but in the past a few other properties had a rough-cast render (figure 23). Iron is sometimes used for gates and railings. Overall, though, it is the grey of the stone that prevails which, being a natural material, makes the village become a part of the surrounding landscape, rather than have it stand out.

**Local details.** These can be divided into two categories: those that are common features and thus typical characteristics within the conservation area and/or the Yorkshire Dales, and those that are unusual and unique features. Both make a vital contribution to local distinctiveness.

The Starbotton Conservation Area has the following common features of local interest (figure 38):

- Historic iron railings and gates (1)
- Narrow flower beds kerbed by stone (2)
- C17 carved stone door lintels, such as the one at Beck Cottage (3)
- A few cobbled (4) and flag stone surfaces
- Bee boles at Sweetbriar Cottage and Bridge House
- Historic building evidence of former window and door openings, and roof lines on gable ends (figure 37)
- Dove cotes on both old and new buildings

**Figure 38:** Characteristic local details (photos © Gaby Rose, YDNPA, 2011)

The Starbotton Conservation Areas also has the following more unusual features of local interest (figure 39):

- The bread ovens at Box Tree Cottage and the building south of Wayside Cottage (1)
- Modern tripartite ‘Gothic’ window on extension to former school house (2); this is quite a prominent feature due to its size, design and landmark location
- Anvil (3)
- Road-side lintels on Briscoe Barn, with round-arched or pointed heads (4)
- The double churn stand at Peace Cottage (5)
- Grind stone for sharpening knives, scythes, etc in field at southern village entrance (6)
- Quaker burial ground, restored as a Millennium Project
- Butresses on one barn along the back lane (figure 21); possibly not the most elegant construction, but it certainly makes an impact and creates interest.

**Figure 39:** Unusual local details (photos © Gaby Rose, YDNPA, 2011)
Public realm. The Starbotton Conservation Area has the following features and surfaces within the public realm which contribute to local distinctiveness (figure 40):

- There are three bridges within the conservation area, the main road bridge built in 1838 (see 4.2.a) is shown below (1)
- K6 phone box; this one is not listed, although others elsewhere are. The photo shows further features within the public realm: modern (obtrusive) street lighting, letterbox, village notice board and a bench (2); also note the Old Institute (now converted into residential accommodation)

The ground surfaces in the public realm are mainly tarmac, although there are also a few unsurfaced tracks like the woodland path (figure 14) and back lane (figures 20-21). There are also grass verges of different widths throughout the conservation area, and two patches of common land in the east part of the village (figure 13).

Boundary features. The Starbotton Conservation Area not only has stone walls as property boundary lines but also a few hedges which sit on top of low boundary walls, obscuring the views to the properties beyond. There is a variety in the style and design of both (figure 41):
f) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value

**Wildlife.** There are no designated sites such as Sites of Special Scientific Importance (SSSIs) inside the Starbotton Conservation Area. Only few natural habitats are within the boundary, such as the area around Cam Gill Beck. Like all built areas, there is also the potential for bats to roost in suitable buildings, bridges and trees. All bat species in the UK have European Protected Species status.

The area surrounding Starbotton is part of the Upper Wharfedale SSSI. The SSSI includes Calcareous grasslands, Upland/Lowland Hay Meadows, Broad-leaved Woodland and small areas of Alkaline Fens and Wetlands, all of which are priority habitats of the UK and Local Biodiversity Action Plan (BAP). In addition, there are known to be extant populations of North Brown Argus butterflies on some areas of the Calcareous grasslands in the area, which is also a UK and Local BAP species.

**Trees.** The tree and hedge stock in Starbotton is typical of many Dales villages. Tofts, paddocks and larger gardens have large, attractive and mature trees with smaller gardens hosting ornamental conifers and shrubs.

The fields and gardens to the west of Starbotton between the main road and the back lane have a diverse range of tree types and ages. Many mature sycamore have had the space to grow to their full potential with large domed canopies. Horse chestnut, ash, alder, lime, birch and spruce are evident, both young, mature and over-mature. Designed gardens with ornamental conifers are found to the west of Home Farm and an orchard to the west of Cleveliot House. Neither of these sites is particularly noticeable from within the conservation area but they add to the diversity of species whilst stand as examples of differing use of trees in an area.

The banks of Cam Gill Beck, particularly in the northern part of the village have large amounts of young to early mature ash and sycamore now well established. The slopes to the west of Hilltop have mature larch and sycamore, the larch providing a different form and seasonal interest to the beck-side trees (figure 42).
Bridge House has two mature lime trees adjacent to the road. A mature walnut growing adjacent to the road between Home Farm and the Old Institute is a rarity not often found in the Dales. Its attractive bark and domed canopy provide a contrast to the indigenous trees of the Dales.

The properties north and south of Coates Lane have smaller gardens with birch, Leyland cypress, elder, damson and cherry. Beech, oak and ash are also found, which have the potential to mature and become greater features within the conservation area.

The lane between Lilac Cottage and Horseshoe Cottage is lined with well-maintained beech and box hedging (figure 41).

An attractive mature pine grows within the garden of Eaglescliffe and dominates the view of the village as you approach from the south. The adjacent garden of Horseshoe Cottage also has attractive pine and larch.

The small size of many of the gardens limits the type and number of trees which can be planted. There is however a diverse age range of trees within the conservation area so tree stock.

g) General Condition of the Starbotton Conservation Area

The Starbotton Conservation Area is generally in a good condition, because the buildings and public realm are overall well maintained. It is currently not considered to be a Conservation Area at Risk. However, there are a few negative factors.

Negative factors. Features that harm the character or appearance of the area should either make way for positive change or, if that is not possible, be excluded from the boundary.

In some places the historic toft layout of the village (see 4.2.a) was eroded more recently – i.e. after the designation of the conservation area – such as the main road diversion at the south entrance of the village cutting through the Tug Ghyl fields, and Cleveliot House built in the 1980s disregarding the orientation of a former grade-II-listed barn on its plot, which was, like the toft houses, perpendicular to and aligning the road. John Henry Barn had a RW 1685 date stone and belonged to Moor View (figure 25) on the other side of the road, a former pub now converted into residential accommodation. The barn contributed greatly to the street scene in the centre of Starbotton (figure 43) and had historic significance as one of the oldest buildings in the village.
Other elements which detract from the special interest of the Starbotton Conservation Area are as follows:

- Dumping ground south of the beck along the main street (figure 44). This plot lies in an open space, as designated in Policy B5 of the Local Plan (see 4.3.a). There is another stone pile next to the ruined barn at the back lane, which also detracts from the attractiveness of the conservation area.
- Some unattractive detached contemporary garages
- The historic public access path to the beck between Beckside and Lister’s Barn was privately blocked up in 2003, losing another important link to Starbotton’s past. Lister’s Barn used to be a much smaller building, with a sheep wash, that was heavily extended over the years; however, on a positive note, the street-side elevation still resembles an agricultural building.
- Satellite dishes and wheelie bins in public view, in particular along Coates Lane; where possible unsightly items such as these should be kept where they have the least impact on the conservation area, such as at the back of a house
- More than half of the houses in Starbotton are said to be second homes so many of them are likely to be empty for most of the year. This can raise questions concerning the maintenance of these properties as well the sustainability of the village community.
- uPVC windows are detrimental to the quality of the conservation area (see below)
Salesmen and window contractors often lead homeowners to believe that the original windows of their houses need to be replaced by uPVC substitutes. However, properly fitted timber windows can also be energy-efficient (see recent English Heritage research\textsuperscript{19}), coupled with the additional advantage of (re-)using more eco-friendly and sustainable resources. In the long-term, the costs of maintaining timber windows will normally be cheaper because they can be repaired – contrary to uPVC products which need replacing as a whole – thus reducing the consumption of building materials and energy and generation of waste. Moreover, the aesthetic qualities of uPVC and its mass-produced items are generally very low. By removing original design features from a historic structure, it may not only lose its heritage but also its market value.

A window audit of the Starbotton Conservation Area was undertaken comparing the number of timber to uPVC windows, as perceived from the public right of way. Although the results do not take account of all the windows within the boundary as some facades or even entire buildings can be hidden from view, it still gives a rough indication of the potential loss of character. In the Starbotton Conservation Area there are some 173 uPVC windows and 530 made of timber, making the number of uPVC windows around 24.6 percent. While these findings are still reasonable when compared to some other conservation areas, this is clear evidence that the trend of installing uPVC windows has already had a damaging effect on the conservation area, serious consideration should be given to controlling further damage before it erodes the character of the village.

Neutral areas. Finally, there are elements which neither enhance nor detract from the character of the conservation area. Examples of these are standard barn conversions and contemporary buildings which are very non-descript and often in a pastiche style. The challenge here is to enable future construction which is of a much higher design quality in a contemporary style. It is desirable that any future development enhances the conservation area, rather than just not diminishing it (see Part II).

Furthermore, in the public realm there are numerous small white plastic bollards to prevent parking on the grass verges (figure 45). Whilst these are not visually pleasing, they do serve a purpose in preserving grassed verges within the conservation area. These bollards are less obtrusive than the larger bollards of a black-and-white design with inset reflector pieces found elsewhere in Starbotton.

\textsuperscript{19} English Heritage 2009.
5.0 Community Involvement

**Purpose.** Although there is no statutory requirement to consult prior to designation or cancellation of designation, the Authority considers it highly desirable that there should be consultation with local residents, businesses and other local interests such as amenity bodies. It is required by law to publish any proposals for the preservation and enhancement of conservation areas, and submit these for consideration to a public meeting. We appreciate that what is valued by the community may add a new perspective to what is considered special by the Authority. The greater the public support and ‘ownership’ that can be enlisted the more likely it is that property owners are encouraged to take the right sort of action for themselves and that conservation policies succeed.

**Scope.** In order to maximise community involvement for the conservation area appraisal, the Authority gave a short introduction at the parish council meeting on 02 March 2001 and then provided two opportunities for residents and other stakeholders to give input for the final document: firstly, an informal drop-in session at draft stage and, secondly, a formal consultation period for the public consultation draft.

---

Drop-in session from 15:00 – 20:00 on Wednesday 15 June 2011
Kettlewell Village Hall

The combined drop-in session for the Kettlewell and Starbotton Conservation Area Appraisals included an exhibition about the work in progress, and residents were invited to bring along photographs, maps, drawings or other items that illustrate some of the history of the two villages which might add to the appraisal. The aim of the session was to have community input from an early stage, to hear people’s views about what is architecturally or historically important about the designated area, to identify problems within it and to assess whether the boundary was still appropriate. We received fourteen feedback forms and the Authority took on board comments made by residents and other stakeholders to help shape the public consultation draft.

---

Public consultation draft available on www.yorkshiredales.org.uk/conservationarea-appraisals from 18 August - 02 October 2011

As part of the consultation process, a draft appraisal and management plan outline was available on the Authority’s website, together with a feedback form. This had mainly multiple-choice questions, but also some fields that allowed more detailed comments.

In addition, the county, district and parish councils were approached together with groups and organisations directly that were likely to have a special interest in the Starbotton Conservation Area. The contact list at the back (see 9.3) gives a good idea about who was targeted, in addition to people living inside the designated boundary. The appraisal was advertised through leaflets for every individual household in the conservation area, and paper copies of the document and feedback form made available at Lychgate House in Kettlewell, the home of Craven District Councillor and YDNPA Member John Roberts, and the National Park Offices in Grassington and Bainbridge.

**Findings.** During public consultation, four people or organisations filled out the questionnaire or sent a response by email, post or phone call. The low level of response is disappointing but may be traced back to the pre-consultation meeting, where fourteen preliminary feedback forms were already filled in. However during the consultation period some
residents said that they wished the conservation area status had actually made an impact on development decisions in the past. By writing this first appraisal of the Starbotton Conservation Area the Authority now provides a document that should be given weight during consideration of planning applications.
6.0 Suggested Boundary Changes

The Authority has a target to review conservation areas on a ten-year cycle, including a re-assessment of their boundaries. This section makes suggestions how the current boundary of the Starbotton Conservation Area could be improved.

**Public Consultation.** The conservation area boundary as designated in 1969 (see 9.4) encompasses most of what is of architectural or historic interest in Starbotton. A number of possible boundary changes were identified in the public consultation draft of the appraisal including suggestions made by the public during the pre-consultation meeting in June (see 5.0). These were the inclusion of (figure 46):

- Cam Farm because of a strong visual contribution from within the conservation area
- The pinfold next to Cam Farm (1), which was renovated by the parish council in 1987; the 1842 tithe map shows two further pinfolds in the location of Cam Farm
- A traditional field barn (2) south of Cam Farm
- Fields to the south and east of Eaglescliffe with mature trees (3)

![Figure 46: Features proposed for inclusion (photos © Gaby Rose, YDNPA, 2011)](image)

**Post-consultation.** During public consultation no comments on the above proposed changes to the conservation area boundary were made by the stakeholders. However, the Cam Farm building is a 1980s house of no historic interest and the visual impact of this and the field alone are not of sufficient interest to justify inclusion.

Three changes, besides minor adjustments to follow property boundaries marked on modern OS mapping, should be made during any future review of the conservation area boundary (figure 47):

- Pinfold next to Cam Farm
- Traditional field barn south of Cam Farm
- Part of the field to east of Eaglescliffe with mature trees
Figure 47: Suggested boundary for future review @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740. Graphics © Gaby Rose, YDNPA)
7.0 Local Generic Guidance

**Policy guides.** The Authority has issued the following policy guides which address repair and maintenance issues in regard to the historic built environment:

- Summary Guide for Property Owners and Developers
- Advice Note 1: Replacement Windows & Doors

**Design guides.** Furthermore, the Authority has issued a Design Guide which sets out the general design principles we promote for use throughout the Yorkshire Dales National Park.

All of the above information is available on our website (see 9.1).

Further guidance will be issued by the Authority and published in form of Supplementary Planning Documents (SPDs).
8.0 Summary of Issues

**Concerns.** Providing an overview, the main detractors, problems and pressures for the Starbotton Conservation Area (see 4.4.g) were identified as the following:

- Clutter and dumping grounds in public view
- Destruction of former toft layout
- High second-home ownership
- Unattractive modern development
- uPVC windows

**Actions.** Some of these issues need to be addressed through statutory action by the Authority. For example, Article 4 directions can provide better control on alterations within the conservation area (see 2.2).

Proposals for the management of the Starbotton Conservation Area are outlined in Part II.
9.0 Useful Information, Appendices and Contact Details

This section comprises references to principal sources of information, a short glossary of architectural and geological terms, as well as useful names and addresses of both national and local organisations for enquiries and comments.

9.1 References and Further Reading

a) General Publications


b) Topic-specific Publications


c) Publications by the Yorkshire Dales National Park Authority


d) Government Legislation and Guidance


e) Websites


9.2 Glossary of Terms and Abbreviations

Ashlar Dressed stone wall of smooth surface, usually made of rectangular stone blocks and very thin mortar joints.

Buttress Structural element built against or projecting from a wall in order to support or reinforce it.

Designation The way of marking that a building, monument or landscape has special interest in the national context, and protecting it by law. In the United Kingdom, there are currently seven categories: listed buildings, conservation areas, scheduled monuments, registered parks and gardens, registered historic battlefields, protected wreck sites, and World Heritage Sites.

Direct-entry plan A plan in which entry is directly into a room without being situated opposite a fireplace.

Domesday The Domesday Book is the record of the great survey of England, which was completed in 1086. To achieve this, William the Conqueror sent men all over the country to find out what or how much each landholder had in land and livestock, and what it was worth. Mention in ‘Domesday’ implies that a settlement has existed since at least 1086 but not necessarily in the same location.

Fanlight Window immediately over a door to light the passage or room behind.
Grade I, II*, II Within the listed buildings designation, there are three rankings. The highest is grade I, which applies to buildings with exceptional interest, followed by grade II*, which are particularly important buildings of more than special interest. However, the vast majority of listed buildings are grade II, which are of special interest.

Hip(ped) roof Roof where all sides are sloped.

Hood mould Horizontal moulding or string course for throwing water off and thus protecting windows below.

Heritage asset Building, monument, site or landscape of historic, archaeological, architectural or artistic significance, whether designated or not. Conservation areas are designated groups of heritage assets where the whole is greater than the sum of its parts.

Listed building Structure or feature designated by the Secretary of State for its special historic and/or architectural interest.

Modillion Ornamental bracket used in series under a cornice, seemingly supporting the eaves of an overhanging roof.

Mullion Upright (stone) member dividing the lights of a window.

9.3 Contacts

Craven District Council
Address: Granville Street, Skipton, North Yorkshire, BD23 1PS
Phone: 01756 700600
Email: contactus@cravendc.gov.uk
Web: www.cravendc.gov.uk

English Heritage (Yorkshire regional office)
Address: 37 Tanner Row, York, North Yorkshire, YO1 6WP
Phone: 01904 601 901
Email: yorkshire@english-heritage.org.uk
Web: http://www.english-heritage.org.uk

Kettlewell-with-Starbotton Parish Council (Clerk)
Address: Mrs Louise Close, Manningham House, The Green, Kettlewell, North Yorkshire, BD23 5RD
Phone: 01756 770 264
Email: clerk@kettlewell-starbotton-pc.gov.uk

North Craven Building Preservation Trust
Address: c/o Pendle Heritage Centre, Colne Road, Barrowford, Nelson, BB9 6JQ
Phone: 01282 877 686
Web: http://www.ncbpt.org.uk

North of England Civic Trust
Address: Blackfriars, Monk Street, Newcastle upon Tyne, NE1 4XN
Phone: 0191 232 9279
Email: admin@nect.org.uk
Web: http://www.nect.org.uk

Society for the Protection of Ancient Buildings (SPAB)
Address: 37 Spital Square, London, E1 6DY
Phone: 020 7377 1644
Email: info@spab.org.uk
Web: http://www.spab.org.uk
9.4 Maps of Starbotton
Figure 48: Starbotton in 1852 @ 1:5,000 (Original survey @ 1:10,560. © Crown copyright and database rights 2011 Ordnance Survey 100023740)

Figure 49: Starbotton in 1894 @ 1:5,000 (Original survey @ 1:2,500. © Crown copyright and database rights 2011 Ordnance Survey 100023740)

Figure 50: Starbotton in 1909 @ 1:5,000 (Original survey @ 1:2,500. © Crown copyright and database rights 2011 Ordnance Survey 100023740)
PART II

10.0 Management Proposals/Strategy

The management strategy for the Starbotton Conservation Area is contained in a separate section as it may need to be updated more frequently than the remainder of the document. It is based on the findings of Part I, having evolved from an understanding of this historic place and an assessment of its significance and values, as well as its weaknesses and threats. The final strategy will be subject to regular monitoring and review.

**General issues.** Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset\(^1\). However, there are often financial pressures to do repair and maintenance works using inappropriate materials and techniques, which not only harm the authenticity of a building, but also are likely to damage its fabric. To counteract this threat, awareness has to be raised of how historic structures function and which treatments apply, as well as what fund-raising opportunities exist. Quite often out of poor knowledge or convenience, the style of a building is altered by removing historical features or adding modern elements which can devalue the entire historic structure. Here, too, education work needs to be carried out, explaining the necessity for minimum or sensitive intervention using the expertise of a conservation specialist, so the character of a building can be enjoyed for generations to come.

Where the ongoing energy performance of a building is unsatisfactory, there will always be some scope for suitable adaptations to be made without harm to the asset’s significance […] Intrusive interventions, such as the external mounting of microgeneration technology, can harm the significance of a heritage asset. Where such interventions are proposed, a temporary, reversible installation will generally be preferable to one that causes irrevocable harm to an asset’s significance\(^2\). Likewise, when mounting satellite dishes, solar panels or other contemporary equipment, the manner and location of their installation must be carefully considered.

The special interest of the Starbotton Conservation Area (see 3.2) should be considered in any new development. Policy B7 of the Local Plan requires that all new buildings must be in sympathy with their surroundings in order to protect and, where appropriate, enhance the unusual degree of homogeneity which survives in the built environment of the Yorkshire Dales. Recognising how design (scale, proportion, massing), materials and pattern of land use (plan form, layout) of the built historic environment provide distinctiveness and definition to the conservation area helps guide appropriate new construction that will contribute positively to the significance of Starbotton. By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents highly value. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore makes a greater contribution to sustainability\(^3\). New pastiche development that attempts to replicate historic building styles in detail is not encouraged. It is strongly advised to employ professionals with the appropriate experience and qualifications when working with heritage assets.

Furthermore, the use of inappropriate poorly designed and detailed *uPVC products* severely erodes the special interest of the historic environment, putting the quality, character and appearance of the conservation area at risk. There is clear evidence that this trend of installing uPVC windows has already had a damaging effect on the Starbotton Conservation Area.

---

1. DCLG *et al.* 2010, paragraph 148.
2. *ibid.*, paragraph 25.
3. *ibid.*, paragraphs 34 & 44.
To counteract this threat, an Article 4 direction (see 2.2) could be served on the conservation area, which would require planning consent for all new replacement of historic windows and doors. This would ensure that good-quality design is promoted throughout the conservation area, and monitor the loss of timber windows and historic glazing.

However, this document is not only intended to aid residents and developers in the construction, repair and maintenance of private properties, but also to raise awareness for stakeholders in the public realm, including the Highways Authority. When looking at conservation areas in the Yorkshire Dales National Park, common issues in the public realm keep reappearing:

- Road surfaces in a bad state of repair or unskilfully patched (this also relates to works the utility companies carry out)
- Clutter of signage and other street furniture (e.g. bollards)
- Poor state of road signs and other street furniture
- Galvanised poles, which are unsightly and would be less intrusive in black

Highway works within conservation areas need a little more consideration, so that their impact does not put the special interest of the historic environment at risk. This will require more careful planning in advance, but the actual works may actually involve less input, for example in order to prevent the accumulation of street clutter etc. Transport proposals can affect the setting of heritage assets and highways authorities are advised to consult with the local planning authority in such circumstances.

Along similar lines, telegraph poles and overhead lines are likely to have a detrimental effect on conservation areas. Although opportunities for undergrounding do exist, they are very costly and will often require external funding. Nevertheless, the benefits of such a scheme may be worth investigating.

Proposed actions. During the production of the Starbotton conservation area appraisal (see 5.0), the Authority identified the need for the following management actions:

- Change the conservation area boundary (see 6.0)
- Article 4 direction on the future use of uPVC replacement products (see above). Article 4 directions could also be put on other permitted development items such as solar panels, etc.
- Local list for unlisted buildings that are of particular significance to the character and appearance of the conservation area (see 4.4.d)
- Discuss the implications of the finalised appraisal with the Highways Authority so they are aware of the conservation area status when intending to carry out works in the public realm (see above)
- Residents and businesses are asked to de-clutter private items/belongings (where possible), remove debris dumped in public view and maintain their properties in a good condition
- Require a high standard of design and construction in all new development and maintain significant designated Open Space

Action Plan. The final strategy, as outlined below, has evolved from the above proposals and will be subject to regular monitoring and review.
<table>
<thead>
<tr>
<th>Action</th>
<th>Who</th>
<th>Status</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change conservation area boundary</td>
<td>YDNPA</td>
<td>To be reviewed</td>
<td></td>
</tr>
<tr>
<td>Article 4 direction on uPVC replacement products</td>
<td>YDNPA</td>
<td>To be reviewed</td>
<td></td>
</tr>
<tr>
<td>Local List for unlisted buildings</td>
<td>YDNPA</td>
<td>To be reviewed</td>
<td></td>
</tr>
<tr>
<td>Discuss finalised appraisal with Highways Authority</td>
<td>YDNPA</td>
<td></td>
<td>Mar 2012</td>
</tr>
<tr>
<td>Carry out highways related/public realm works</td>
<td>YDNPA/NYCC</td>
<td>Pending</td>
<td></td>
</tr>
</tbody>
</table>

Further contributions and ideas to improve the management and appearance of the conservation area are welcomed.