

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Suffield-Cum-Everley

Application No. NYM/2019/0093/FL

**Proposal:** Subdivision to create 1 no. holiday letting flat together with alterations to rear extension

**Location:** The Everley Country House Café, Everley Hotel, Hackness

**Decision Date:** 09 April 2019

**Extended to:**

## Consultations

**Parish** – No objection

**Highways** – No objection

**Environmental Health Officer** -

**Fire Officer** – No objection

**Site Notice/Advertisement Expiry Date** – 3 April 2019

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4	The holiday unit hereby permitted shall form and remain part of the curtilage of the existing business known as The Everley Country House Cafe and shall not be sold or leased off from the main business or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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7	All new window frames, external doors and door frames shall be of aluminium construction, coloured anthracite and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

### **Informatives**

1	<p><b>Bats</b></p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
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### **Reason(s) for Condition(s)**

1.	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4.	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
5.	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6.	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7.	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8.	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



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**Background**

The Everley Country House Cafe occupies a roadside position along the Forge Valley approx. 1 kilometre to the south of Hackness village. It is a substantial two storey property, with additional accommodation in the roof space, built of coursed stone under a pantile roof and has in the past been extended to provide a spacious restaurant and bar area to the rear to the former hotel. The accommodation comprises at ground floor the tea room and coffee bar, kitchen, stores and toilets; spread over the first and second floors is the owner/managers accommodation. There is also an attached 2 no. bedroom holiday cottage.

Planning permission was granted in May 2015 for the change of use of the property from a mixed use of hotel, bar and restaurant to a tea room.

This application seeks planning permission of the subdivision of the ground floor to create a 3 bedroom holiday cottage along with alterations to the external appearance of the existing flat roof extension with the application of vertical larch cladding dark and dark grey coloured aluminium windows. The tea room would occupy the remaining ground floor space and the owner's accommodation would remain at first and second floor.

**Main Issues**

The relevant policies of the Core Policy and Development Policies Document are considered to be Core Policy G (Landscape, Design and Historic Assets), Development Policy 3 (Design), and Development Policy 14 (Tourism and Recreation).

The proposed subdivision of the ground floor of the property to create a 3 bedroom holiday cottage is considered to comply with Development Policy 14 as it would support the diversification of this existing tourism business and would make use of an existing building. The property has satisfactory access from the road network with adequate parking within the curtilage. The level of activity generated from the proposed holiday cottage is unlikely to be significantly different to that already generated by the tea room and owners accommodation, and would not harm the amenities of the area.

With regard to the proposed cladding of the existing flat roof blockwork rear extension and the alterations to the fenestration, these works are considered to improve the appearance of this otherwise unsympathetic extension. The cladding will weather and soften over time and the contemporary approach to the fenestration will give the extension a more vertical emphasis.

In view of the above approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.