

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Hackness

Application No. NYM/2019/0113/FL

Proposal: demolition of kennels and construction of plant room building

Location: Hackness Grange Hotel, Broxa Lane, Hackness

Decision Date: 18 April 2019

Extended to:

Consultations

Parish – No objections

Site Notice Expiry Date – 26 March 2019

Others -

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 permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Site Layout Plan	1577/05A	26 March 2019
Layout Plan as Proposed	1577/08	19 February 2019
Plans & Elevations as Proposed	1577/09	19 February 2019
AFS Biomass Layout Plan	1577/10	19 February 2019
Email from agent		26 March 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

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Informative

1. 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.

Reasons for Conditions

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.



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Background

Hackness Grange Hotel is a substantial Grade II Listed Building located at the junction of Forge Valley and Troutsdale and was originally built around 1840 as a Dower House in association with the nearby Hackness Hall.

The building has been used as a hotel for many years and was extensively extended and altered in the 1970s with the addition of a swimming pool and the expansion of hotel bedrooms into existing outbuildings which had initially been stables and a coach house. At present there are 33 bedrooms:

This application relates to the demolition of kennels and construction of a plant room building to accommodate a new biomass system.

Main Issues

The key planning policies of relevance in the determination of this planning application are Core Policy G and Development Policy 5 of the North York Moors Local Development Framework.

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 5 of the Core Strategy and Development Policies Development only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The authority's building conservation team have been consulted on this application and have provided the following comments:

Although the kennels form part of the history of Hackness Grange, their existence will be recorded on the HER and therefore due to their more recent addition to the site and modern construction (concrete and steel RSJ), we have no objections to their removal. The proposed building is set beyond the immediate curtilage area of the Listed Building and therefore will have minimal impact on setting.

It was recognised by the authority's woodland officer that there are a number of large high value trees around the hotel building. The agent has therefore confirmed that the screen planting behind the proposed location of the plant room will not be affected and the site layout plan has been amended accordingly to show the proposed duct routes which will be located away from the route protection area.

In view of the above, it is considered that the proposed development is in accordance with adopted policies and planning approval is recommended.

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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.