

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Harwood Dale

Application No. NYM/2019/0100/FL

**Proposal:** conversion of and extension to redundant buildings to form 3 no. holiday cottages with associated parking, amenity spaces and landscaping works (revised scheme to NYM/2018/0247/FL) (part retrospective)

**Location:** Thirley Cotes Farm, Waite Lane, Harwood Dale

**Decision Date:** 11 April 2019

**Extended to:**

## Consultations

**Parish -**

**Highways -**

**Environmental Health Officer -**

**Advertisement Expiry Date – 3 May 2019**

## Director of Planning's Recommendation

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

1. Standard Three Year Commencement Date  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site location plan	---	20 April 2018
Proposed cottages	P5 Revised	30 August 2018
Site layout plan	P5R2	18 April 2019
Ground floor/garden plan		
Mulberry & Walnut	P2r3	6 May 2019
Elevations Pear Tree Cottage	P1r2	18 April 2019
Elevations Mulberry & Walnut	P3r2	18 April 2019
Elevations Mulberry & Walnut	P4r2	18 April 2019
Hornbeams & Mulberry layout	D3 revised	14 March 2019
Mulberry & Walnut layout	2r	14 Feb 2019
Walnut greenhouse & Entrance Drive	P6	14 Feb 2019
Proposed waste water system	WWWS1	14 Feb 2019

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

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3. Use as Holiday Accommodation Only - Outside Villages  
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. Holiday Unit Not Sold or Leased Separately - Outside Villages (inserts)  
The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Thirley Cotes Farm and shall not be sold or leased off from the main dwelling 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. External Lighting - Submit Details  
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6. Conversions - Extent of Rebuilding/Repair Work (inserts)  
This permission has been granted in accordance with the details specified in the survey prepared by David Bamford (BA Hons Arch, Dip Arch, Leeds, RIBA Chartered Architect) received on 14 February 2019. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
7. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method and material of coursing and pointing unless otherwise agreed with the Local Planning Authority.
8. Handmade Clay Pantiles to be Used  
The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence on the installation of any windows, doors and associated glazing in the development hereby approved until detailed plans showing the constructional details, external appearance and colour of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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- 10      **Rooflight Details to be Submitted**  
 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.
- 11      **Windows and Doors - Timber**  
 All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 12      **Guttering Fixed by Gutter Spikes**  
 The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 13      **The roof and elevations of the conservatory hereby permitted shall be clad in non-reflective glass and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.**
- 14      **Black Painted Cast Iron Rainwater Goods**  
 All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 15      **Flues to be Coloured Matt Black**  
 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.
- 16      **Parking Spaces to Remain Available for Vehicle Parking**  
 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on P5 and P5r2 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 17      **Before the development hereby permitted commences, the applicant/ecological consultant shall forward a copy of the Natural England European Protected Species Licence covering approved mitigation to the National Park Authority.**

**Informative**

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| 1 | Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent. |
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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. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
6. In order to ensure that the development is carried out in a manner which safeguards the historic fabric of the building and to comply with the provisions of NYM Core Policy G, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.
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 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.
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 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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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14. 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.
15. 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.
16. In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
17. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.



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**Background**

Thirley Cotes Farm is located within the area of Harwood Dale and comprises a substantial Georgian stone and slate farmhouse and extensive complex of traditional stone and pantile barns. The house is a Grade II listed building and the stone barns comprise curtilage listed buildings.

Planning permission was granted in 2010 to convert a number of the traditional outbuildings into 4 holiday letting units, comprising a single storey 2 bed unit, and 3 x 2 storey units, one of which would be one bed, one 2 bed and one larger 4 bed unit.

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The development has been implemented and access to the site is from the existing access track and there is ample parking in the form of a gravelled area adjacent to the buildings.

In 2015, planning permission was granted to vary the conditions of the previous permission to enable the units to be sold off separately for either holiday cottage or local occupancy uses, with the ability for the properties to be sold off as leasehold units with the freehold being maintained by the applicant who will also act as the management company.

The entire complex now has new owners, and a revised scheme was approved in 2017 relating to alterations to the external space, additional landscaping and the addition of a timber clad refuse store. It is also proposed to add a glazed external door to the office part of the building and to site a hot tub adjacent to the main farm house.

Planning permission was granted in 2018 to convert the remainder of the traditional outbuildings, including the two buildings forming the other two sides of the courtyard and the slightly more detached cartshed style 4 bay garage located close to the entrance of the complex.

The proposals included the following:

The garage building would provide a 2-bed single storey cottage with small garden within the walled enclosure. The cartshed openings would be glazed with deeply recessed glazing, and a minimal amount of new openings.

The two courtyard barns would be connected by a lightweight glazed extension and the historic greenhouse on the south elevation which was demolished many years ago, would be replaced with a garden room structure, designed to reflect the original greenhouse. This range of buildings would provide a 3 bed and 2 bed holiday cottage, both of which would be single storey. A walled garden would be provided within the grassed area to the west.

All windows would be timber and flues for log burners would be black. It is likely that the majority of windows would match those of the existing conversions in terms of colour but the colour of the greenhouse garden room will need to be carefully considered to ensure its prominence from wider views is reduced.

This current application has been submitted, along with a revised listed building application, because works were commenced, not in accordance with the approved plans and conditions.

Stripping out works had taken place before a programme of building recording and analysis in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. Fixtures, fittings and other historic fabric that contributed to the special historical and architectural interest of the listed building had been illegally removed.

In addition to this it was also noticed that there were openings and areas marked up that were larger or unauthorised compared to the approved plans. .

Consequently revised planning and listed building applications have been submitted to address these issues.

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**Main Issues**

Core Policy G of the Local Development Plan 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, Listed Buildings, Historic Parks and Gardens or Scheduled Monuments and other sites of archaeological importance.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 5 of the Local Development Plan 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.

Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings.

The proposals seek a scheme to provide a variety of high-quality holiday units in this location which is well served by public rights of way and close to the coast, and consequently is well visited by tourists.

This revised scheme has been considered in detail by the Building Conservation Team who are now satisfied with proposed works and mitigation proposed.

Consequently, the proposal is considered to be in accordance with the above policies, and approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including fenestration details and internal works so as to deliver sustainable development.