

North York Moors National Park Authority

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

Application No. NYM/2019/0101/LB

Proposal: Listed Building consent for internal and external alterations to redundant buildings to enable use as 3 no. holiday cottages (revised scheme to NYM/2018/0499/LB)

Location: Thirley Cotes Farm, Waite Lane, Harwood Dale

Decision Date: 11 April 2019

Extended to:

Consultations

Parish -

Advertisement Expiry Date – 3 April 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 Standard Three Year Commencement Date - Listed Building
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:
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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
Method statement from	---	10 April 2019
Earth stone and Lime company		

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority and including the agreed omission of planters, lowering of the height of the hot tub area, omission of skylight to cloakroom in Mulberry Cottage and no concrete being laid abutting the historic fabric of the building.

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- 3 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.
- 4 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.
- 5 The development hereby permitted shall not be undertaken until a programme of building recording and analysis in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with that approved scheme of investigation.
- 6 Prior to any internal plastering works being undertaken, details of how the timber sections imbedded within the walls will remain exposed, shall be submitted to and agreed in writing by the Local Planning Authority. The plastering work shall be undertaken in accordance with the approved details and thereafter be so maintained.
- 7 No work shall be undertaken regarding the re-instatement of the trusses until detailed constructional drawings showing each truss has been submitted to an approved in writing by the Local Planning Authority. The trusses shall be installed and thereafter so maintained in accordance with the approved details.
- 8 Listed Buildings - Details of New Features (insert)
No work shall commence on the installation of new internal wall and floor finishes until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
- 9 Stone to be Approved
No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
- 10 No work shall commence on any re-pointing of the buildings to which this permission relates until a specification of the lime mortar mix has been submitted to an approved in writing with the Local Planning Authority. The re-pointing shall be undertaken in with the approved details and be finished with a slightly recessed bagged finish.
- 11 MATS14 Roof Tile to be Agreed
No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

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- 12 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.
- 13 **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.
- 14 **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.
- 15 **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.
- 16 **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.
- 17 No work shall commence on the installation of the gutter brackets in the development hereby approved until full details of the proposed brackets have been submitted to and approved in writing by the Local Planning Authority. The gutter brackets shall be 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.
- 18 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.
- 19 The stone ridge tiles should be reinstated and or replaced with natural stone; any replacements must be approved in writing, and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 20 Prior to the erection of the greenhouse, constructional details shall be submitted to an approved in writing by the local planning authority, including the provision for a stone panel. The original heights should be reinstated and the water tabling to the west of the south range and south of the west range reinstated as before to maintain the symmetry. The steps to this area are to be as existing rather than to be reoriented as shown on plan.
- 21 The developer shall afford safe access within the site to the Authority at all reasonable times and allow the Authority to observe any works and record features of significant interest.

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Informative

1	Development in Accordance with Planning Permission Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission 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 planning permission.
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Reason(s) for Condition(s)

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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. 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.
5. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5, 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.
6. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5, 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. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5, 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.
8. In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.
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 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.
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 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.

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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 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.
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18. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
19. 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.
20. 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.
21. 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.

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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 and Listed building consent were 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.

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 and Listed Building Consent were 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 planning application, because works were commenced, not in accordance with the approved plans and conditions.

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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.

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.

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.