

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2019/0295/LB

Proposal: Listed Building Consent for internal alterations

Location: Hawsker Hall, Hall Farm Road, Low Hawsker

Decision Date: 11 July 2019

Extended to:

Consultations

Parish – No objection – 6 June 2019

Site Notice/Advertisement Expiry Date – 21 June 2019

Others -

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 Plans/Specifications or Minor Variations**
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. **No work should commence on the plastering of any original walls or historic fabric within the development hereby approved until the specification of traditional lime plaster to be used is submitted to and approved in writing by the Authority. The lime plaster used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.**
4. **The new internal stud walls to be constructed in the development hereby approved shall be constructed so as to scribe around any existing original skirting, dado, cornice and other similar mouldings and shall not cut into or in any way damage the said architectural features.**

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. 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.
4. 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.



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Background

Hawsker Hall is an early 18 Century three storey red brick property with pantile roof. The principal elevation of Hawsker Hall presents an irregular fenestration across two floors with dormer windows on the front roof slope. Various 20 and 21 century alterations have been completed, including modern divisions and stud walls in the first floor bedrooms.

This application seeks consent for the removal and repositioning of the stud walls in the first floor bedrooms to create more space and allow for a family bathroom with direct access from the landing. The application also includes the introduction of a stud wall to divide the existing lean to kitchen into a boot room and play room.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are DP5 and DP19.

Development Policy 5 of the Core Strategy and Development Policies Development only permits alterations, 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 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. It advises that annexe accommodation should be provided through either extensions to the existing dwelling or through the conversion of outbuildings.

The introduction of the stud walls to the ground floor lean to kitchen and first floor bedrooms is not considered to have a detrimental impact on the historic fabric or the integrity of the layout of the building. Whilst it is regrettable that the original door from bedroom 3 is unable to remain in the original door frame, it is understood that the need for direct access to the bathroom from the landing makes this difficult.

Considering the above, it is recommended that Listed Building Consent is granted.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.