

North York Moors National Park Authority

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

Application No. NYM/2019/0328/FL

Proposal: conversion of attached buildings to form additional living accommodation

Location: Northfield Granary, Suffield

Decision Date: 01 August 2019

Extended to:

Consultations

Parish – No objections

Highways – No objections

Environmental Health Officer – No objections

Advertisement Expiry Date – 24 July 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 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 |
|----------------------------|--------------|----------------|
| Proposed Elevations | 07 Rev A | 02 August 2019 |
| Proposed Ground Floor Plan | 05 Rev A | 23 July 2019 |
| Proposed First Floor Plan | 06 Rev A | 02 August 2019 |

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. **Pointing - New Development - Standard Mix**
All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand) with a slightly recessed bagged finish.

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4. **Doors - Details of Construction to be Submitted**
No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance 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.
5. **Detailed Plans of Window Frames Required**
No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. **Trickle Vents Shall Not be incorporated into Windows**
Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
7. **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.
8. **Windows and Doors - Submit Details of Colour/Finish**
No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. **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.
10. **The development hereby permitted shall be carried out in accordance with the mitigation measures set out in pages 19 to 22 of the submitted Bat Survey dated May 2019.**
11. **The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as **Northfield Granary** and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.**

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Informatives

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| 1 | <p>Bats</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> |
| 2 | <p>It is noted that the property known as Northfield Granary has been lined with breezeblocks and the garage has been reconstructed. These constitute unauthorised works, and this issue remains unresolved, and will continue to remain unresolved after this application has been approved. The Authority reserves the right to consider enforcement to rectify these works in the future.</p> |

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. 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.
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 the appearance of the development is 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.

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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.
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. 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.
11. 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.

**Background**

This application seeks planning permission for the conversion of an attached building to form additional living accommodation at Northfield Granary, Suffield. Northfield Farmhouse is Grade II Listed and the granary is considered part of the statutory listing under section 1(5) of the Planning (Listed Building and Conservation Area) Act 1990. The additional accommodation will provide a kitchen on the ground floor and a bedroom on the first floor.

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Main Issues

The key planning policies of consideration in this planning application are Development Policy 5 relating to listed buildings and Development Policy 19 relating to householder development.

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.

Development Policy 19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting.

Whilst the principle of conversion was considered acceptable and in accordance with the above policies, concerns were raised at the design as new openings were proposed as well as breeze blocks and plasterboard internally. The introduction of rooflights was considered to erode the historic and architectural character of the farm complex, and the installation of non-traditional elements as part of the stabilisation was considered inappropriate for this heritage asset.

The above concerns were discussed with the agent leading to the applicant agreeing to remove the breeze blocks and plasterboard from the application, as well as the new openings on the north east elevation and the installation of additional rooflights. The amended scheme was considered a big enhancement from the original scheme and in line with the objectives of Development Policy 5.

The Authority's ecology team have been consulted as part of this application and it was identified that the farm is located within close proximity of Ancient Woodland which provides a high quality bat habitat. In view of this, it has been recommended that the building works are carried out between October and March when the buildings are not suitable for hibernating bats.

The parish council have been consulted and no objections have been raised. In view of the above, it is considered that the development complies with adopted polices and 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.