

# North York Moors National Park Authority

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

Application No. NYM/2019/0514/FL

**Proposal: replacement of 6 no. Cabrio windows with flat roof dormers and installation of new doors and windows to 4 no. holiday lodges**

**Location: Raven Hall Country House Hotel Lodges And Golf Course**

**Raven Hall Road  
Ravenscar**

**Decision Date: 18 September 2019  
Extended to:**

## Consultations

**Parish** – No objections

**Natural England** – No objections

**Site Notice Expiry Date** – 28 August 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
First floor plan proposed	2410:5	24/07/2019
External elevations proposed	2410:4	24/07/2019

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

## Informatives

1	<b>Bats</b> 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.
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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.



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**Background**

Raven Hall Hotel is a substantial hotel complex occupying a prominent position on the headland, within the settlement of Ravenscar.

In 2007, Planning permission was granted in for the construction 8 additional units of holiday accommodation in the form of 3 log cabins. These cabins are located on the site of the changing rooms which served the outdoor swimming pool (now disused and filled in), within the grounds of the hotel. The cabins are sited is on the western edge of the hotel grounds, with the land sloping steeply downwards towards the cliffs. A public footpath runs along the western boundary, but at a significantly lower ground level, and beyond the hotel grounds.

This application seeks permission to replace the existing roof light doors and recessed balcony areas on the seaward facing side of the cabins with flat roof dormers within the same size openings. The cheeks of the dormers would be clad to match the existing cabins and the existing balcony metal balustrades would be retained.

**Main Issues**

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 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 proposed development would improve the quality of the tourism accommodation provided and would not have a detrimental impact on the appearance of the existing chalets. Neither would the development be visually intrusive in either the immediate or wider landscape and would therefore be in accordance with DP3 and DP14 of the Local Development Plan.

In view of the above, approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Approval (No Amendments Required)**

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 maintain the economic, social and environmental conditions of the area.