

NYMNPA

17/03/2020

**Heritage &  
Design And Access Statement**

**For**

**Barn Conversion at Northfield Granary,  
Suffield, Scarborough-Installation of Roof light Feb/March**

## **1. Application Site**

The site lies to the North of Scarborough in the hamlet of Suffield, approximately 8.5km from the centre of Scarborough. It is located within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site sits within open farm land. It is located close to the road and is easily accessible from said road. The farm house is Grade II listed.

The listing recorded on Historic England States "Farmhouse. Early C19. Squared sandstone. Pantile roof. Rebuilt brick stacks. Central stairhall plan, 2 rooms deep. 2-storey, symmetrical 3-window front. Central door with rectangular fanlight. 16-pane sashes with stone sills throughout. Plain dressed lintels to all openings. Ground floor windows taller than the upper. Quoined window openings and corners. Coped gables, plain kneelers and end stacks."

The barn to be converted is not actually listed however falls within the curtilage of a listed building. The barn is constructed of stone with a red clay pantile roof and forms the western side of the farm yard. The garage behind this will also be converted to form additional space.

The barn, adjacent to the barn to be converted, has already been converted by the applicant. The applicant has since had a change in circumstance and requires additional ancillary space for her family.

## **2. Planning History**

Relevant planning history for the application site is considered to comprise the following applications as recorded on the Local Planning Authority online planning database:

Ref. No: [NYM/2005/0771/FL](#) -change of use and alterations of land and agricultural building to form a residential annexe -Approved with Conditions

Ref. No: [NYM/2005/0772/LB](#)- listed building consent for conversion of barn to residential annexe- Approve with conditions

Ref. No: NYM/2019/0328/FL and NYM/2019/0339/LB-listed building consent for conversion of barn to allow for further living accommodation. Unfortunately the plans approved have not been approved by local building control as safe for inhabitation due to no provision of fire escape.

## **3. Description of the Development**

The application has secured Full Planning Consent and Listed Building Consent for additional ancillary accommodation. Description of development was as stated:

“Consultation with North York Moors National Park Planning Authority has been undertaken. Harriet Frank on behalf of NYMNPPA has been consulted regarding this application and is generally in agreement with the proposals.

The applicant is proposing to convert part of the adjoining barn and the garage into additional living accommodation.

The garage will become a sitting room with the ground floor of the barn becoming a kitchen, a first floor will be installed and this will become a further bedroom.

From the outside very little will change. The doors to the garage will be removed and replaced with doors and windows as shown on drg no. 19/02/07. There will be a conservation style roof light inserted in the roof of the garage to allow additional light into this area.

With regard to the barn the only external change will be the insertion of 2no. conservation style roof lights to the Northeastern side.

Internally a doorway through from the proposed kitchen will be reinstated and the other doorway will become a window gaining some borrowed light from the sitting room. Both these doorways are currently blocked up.

The wall between the existing dwelling and the new part will need to be partially removed and a doorway made from the first floor, see plan drawings for more information.

The barn and garage will have minimal changes to them. The insertion of the dividing wall can only help to stabilize the barn further, tying the outer leaves together.”

However, since planning consent was granted, Building Control have refused to pass the plans passed by North York Moors National Park Planning Authority due to the lack of provision of fire escape to the first floor. Thus, it is proposed that a roof light is required on the Northeastern side to allow for safe egress in the event of a fire.

## **Planning Policy**

The North York Moors National Park Planning Authority Core Strategy and Development Policies outlines the requirements planning applications need to fulfil in order to be approved.

### **DEVELOPMENT POLICY 8 Conversion of Traditional Unlisted Rural Buildings**

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- 1 The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.

- 2 The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- 3 The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- 4 The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.
- 5 The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.
- 6 The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.
- 7 The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.
- 8 In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.
- 9 In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

While the barn itself is unlisted it does fall within the curtilage of a listed building. The proposed change of use accords with the above policy but special consideration should be given to the listing and the affect of the conversion on the listed building.

### **Site access**

Access to the site will be from the road via the shared access. This remains the same as the previous applications.

### **Other Considerations**

Previously, while consulting with NYMNPA concerns were raised regarding the use of conservation style roof lights within the new barn conversion. Thus, these were omitted from the final plans. However, work to the conversion is unable to progress as Building Control have advised the plans cannot be passed with them as they do not meet fire

regulations. In order for the occupant to expand her family accommodation suitable means of fire escape are essential, thus the need to resubmit these plans.

## **Conclusions**

The application seeks full planning and listed building permission for change of use at Northfield Granary, Suffield, Scarborough.

The proposal has been considered alongside relevant planning policies. It has been demonstrated that the proposal is in accordance with policies contained within the Core Strategies and Development policies Document.

The proposal allows the applicant to remain in the family home she was born and grew up in. The proposal also allows the applicant to safely accommodate her growing family.

The applicant is in ownership of the country store adjacent to the application site making her commute to work highly sustainable alongside caring for her children around work commitments.

It is respectfully requested that, for the reasons outlined in this statement, this planning application is granted.

**Heritage Statement in relation to Variation of Conditions-NYM/2019/0328/FL, Feb 2020**

<b>What is significant about the heritage asset?</b>	<b>What works are proposed?</b>	<b>What impacts do the works have on the part of the heritage asset affected?</b>	<b>How has the impact of the proposals been minimized?</b>
<p>-The site lies to the North of Scarborough in the hamlet of Suffield, approximately 8.5km from the centre of Scarborough. It is located within the North York Moors National Park. The site and its immediate context is shown on the submitted Site Location Plan within the previous full planning application</p> <p>-The site sits within open farm land. It is located close to the road and is easily accessible from said road. The farm house is Grade II listed. The listing recorded on Historic England States "Farmhouse. Early C19. Squared sandstone. Pantile roof. Rebuilt brick stacks. Central stairhall plan, 2 rooms deep. 2-storey, symmetrical 3-window front. Central door with rectangular fanlight. 16-pane sashes with stone sills throughout. Plain dressed lintels to all openings. Ground floor windows taller than the upper. Quoined window openings and corners. Coped gables, plain kneelers and end stacks."</p> <p>-The barn to be converted is not actually listed however falls within the</p>	<p>-Provision of a conservation style skylight to northeast elevation of barn being converted. Following planning permission being granted for the barn conversion, building control have advised that the current plans do not meet Part B building regulations in respect of fire regulations. Thus, a roof light is required on the northeast elevation to allow egress to a safe point in the event of a fire. The Southeast facing elevation, where skylights are currently in situ, are not safe means of escape as they are adjacent to a large agricultural barn and enclosed space not accessible by emergency services in</p>	<p>-The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building and reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.</p> <p>-The building is located within an existing group of buildings that have a close physical and visual relationship to each other.</p> <p>-The proposed variation to plan is not visible to members of the public.</p> <p>-In order to ensure safe habitation and continued long-term conservation</p>	<p>-The proposed roof light will be of a size suitable for fire regulations and of a conservation style to ensure that it provides a safe means of egress for occupants whilst complementing and reflecting the other properties within its' vicinity.</p> <p>-All other means of safe fire escape have been considered and explored and this is the option which allows for minimal adjustment to the structure/fabric of the building.</p>

<p>curtilage of a listed building. The barn is constructed of stone with a red clay pantile roof and forms the western side of the farm yard. The garage behind this will also be converted to form additional space.</p> <p>-The barn, adjacent to the barn to be converted, has already been converted by the applicant. The applicant has since had a change in circumstance and requires additional ancillary space for her growing family.</p>	<p>the event of a fire.</p>	<p>the barn needs to be utilized to its optimum viable use-this is only achievable if it is safe and habitable.</p> <p>- The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.</p>	
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