

North York Moors National Park Authority

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

Application No. NYM/2020/0192/FL

Proposal: variation of condition 2 (material amendment) of Listed Building consent
NYM/2019/0339/LB to allow rooflight to north east elevation

Location: Northfield Granary, Suffield

Decision Date: 12 May 2020

Extended to:

Consultations

Parish – No objections

Site Notice/Advertisement Expiry Date – 29 April 2020

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. Variation of Condition
The development hereby permitted shall be commenced before the 08 August 2022.
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
North East Elevation		17 March 2020
Heritage Statement		17 March 2020
Email from Christine Greenwood to Kelsey Blain re: Window Details		16 March 2020
Proposed Elevations as amended by plan received 04 February 2020	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 1:2 1/2 (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.

Application Number: NYM/2020/0192/FL

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. **Bat Survey Submitted**
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.

Application Number: NYM/2020/0192/FL

Informatives

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.
- 9.
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.

Application Number: NYM/2020/0192/FL



Application Number: NYM/2020/0192/FL

Background

Northfield Farm is a Grade II listed traditional early Nineteenth Century farmhouse constructed of stone and pantile. A number of stone and pantile outbuildings form a courtyard within the farmstead and are curtilage listed.

Planning permission was granted in March 2001 for the conversion of the barn to the North East of the site into a permanent dwelling and in January 2006 planning permission was granted for the conversion of the adjacent agricultural building into a residential annex.

In August 2019 listed building consent and planning permission were granted for the provision of additional living accommodation within the granary attached to the south of the 2006 conversion.

This application now seeks to vary Condition 2 of the 2019 listed building consent in order to allow the insertion of a rooflight into the North East elevation of the conversion.

Main Issues

The most relevant policy contained within the North York Moors Core Strategy and Development Policy Document to consider in relation to this application is Development Policy 5 (Listed Buildings). This policy states that proposals for the alteration, extension or change of use of a Listed Building will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Whilst the insertion of 2 no. rooflights into the north east elevation was omitted from the original 2019 application following negotiations between the applicant and case officer, the applicant has stated that in order to comply with Part B of Building Regulations, a rooflight is required within this elevation in order to provide a means of escape. The 2 no. rooflights on the south west roof elevation would not be a suitable means of escape in the event of a fire due to their location.

The proposed rooflight is to be of a conservation style and would match the existing rooflights within the farmstead. The rooflight is of an acceptable size in order to function as a means of escape and the necessary top hung opening is a more traditional rooflight feature and is therefore considered to be acceptable.

The scale, form and size of the proposed rooflight is considered to be compatible with the surrounding buildings and would not have an adverse effect upon the amenities of neighbours as it would overlook a private yard.

Section 16, paragraph 194 of the National Planning Policy Framework 2019 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The provision of a suitable means of escape in the event of a fire is considered to be clear and convincing justification for the insertion of the rooflight into this curtilage listed building. The harm caused by the proposal will be mitigated by the use of a conservation style rooflight and as such this application is not considered to have an unacceptable impact on the special historic or architectural interest of the building.

For the reasons outlined above, this application is recommended for approval.

Application Number: NYM/2020/0192/FL

Draft Local Plan

Strategic Policy C within the Draft Local Plan states that in order to maintain and enhance the distinctive character of the National Park, development will be permitted where among other things the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character of the original building and/or that of the local vernacular.

Strategic Policy I states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate enhancement of the historic environment.

The Draft Local Plan has not yet been adopted and therefore the policies referenced above are subject to change.

Pre-commencement Conditions

Condition(s) 4, 5 and 8 are pre-commencement conditions and have been agreed in writing with the applicant/agent.

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.