

## North York Moors National Park Authority

Ward: Scarborough Borough Council (North)  
Parish: Newholm-Cum-Dunsley

App No. NYM/2020/0334/FL  
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**Proposal:** erection of pergola

**Location:** Bannial Flat Farm, The Granary, Guisborough Road,

**Applicant:** Miss Jennifer Lonsdale,  
The Granary, Bannial Flats, Guisborough Road, Whitby, YO21 1SQ,  
United Kingdom

**Agent:** ,

**Date for Decision:** 17/07/2020

**Extended to:** Grid Ref: 486904  
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### 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.  
For the avoidance of doubt this permission does not allow for any change to the
- 3 existing surfacing of the external wall or floor treatment of the existing barn conversion to which the pergola hereby approved will be attached.
- 4 The glass used in the roof and walls of the pergola hereby approved shall be none reflective unless otherwise agreed in writing with Local Planning Authority.

#### 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.  
  
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
- 3 & 4 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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**Application Number: NYM/2020/0334/FL**

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## **Consultations**

**Parish** – No objections

**Site Notice Expiry Date** – 19 June 2020



### **Background**

Bannial Flat Farm comprises the original dwelling and a large 'E' shaped range of traditional agricultural outbuildings infilled with modern barns. Permission was previously granted for the conversion of part of the traditional agricultural building into an unrestricted dwelling in 1998 in line with policies operating at the time. These works were undertaken and this dwelling (now known as the Granary) along with the attached agricultural buildings have been sold off separately to the rest of the agricultural buildings and the original house. An application was then approved in 2012 for the conversion of the barns attached to the Granary into three holiday letting units and one local occupancy unit as well as the addition of a new domestic storage building.

A later application in 2013 gained approval to vary condition 2 attached to the 2012 consent to allow a 4m extension to the storage building in order to accommodate a bio-mass central heating system supplying heat via a district heat main.

Permission was also granted under a variation application to allow the use of dark grey coloured composite windows and doors. The applicant requested this amendment due to the exposed location of the site.

Under this application permission is sought for the erection of a pergola on the north western elevation of the property. The pergola will have a very slightly pitched glazed roof and will have glass walls which run on a track system and can therefore be opened or closed depending on the weather conditions. The frame of the structure will have a dark grey finish and will comprise 4 posts which will be bolted to the floor and wall plate with horizontal roof beams and an internal gutter and downpipe.

**Application Number: NYM/2020/0334/FL**

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**Main Issues**

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Two public footpaths cross just to the south east of the application site, and they run very close to the buildings proposed to be converted. Although visible from the PROW, the proposed amendment to the scheme will not impinge on the PROW and as such there are no objections on this basis.

Other than the views from the footpath the site is not close to a public highway and only has one relatively close neighbour. The proposed addition of the pergola will only be visible from the PROW and not from the neighbouring dwelling.

Applications for extension and additions to barn conversions are not usually supported under the policies of the Core Strategy and Development Policies of the North York Moors Local Development Framework, however the design proposed under this application has more of an appearance of a modern, but simple addition rather than appearing overly domestic in character, and therefore in this instance officers consider that the proposed design is one that could be supported in this particular location proposed which is not particularly prominent from outwith the site, other than from the nearby footpath.

To ensure that the proposal does not draw attention from the wider landscape officers have conditioned that none reflective glass is used, along with the recessive paint colour proposed. At pre-application stage officers suggested reducing the pitch of the proposed roof as far as possible so that it is more flat and therefore will catch the sun less when viewed from the wider landscape.

It is worthy of note that officers only consider this proposal to be acceptable in this particular location, but could not support such an addition any closer to the west end corner of the barn, it is merely the design and proposed location that make the proposal acceptable in this instance.

The design and details of the proposed pergola are considered to be appropriate to maintain the original character of the imposing and prominent buildings and therefore approval is recommended to this application. The proposed addition to the approved scheme will not detract from the overall form of the development and is considered to comply with Development Policy 3 of the adopted North York Moors Local Development framework and therefore approval is recommended.

**Application Number: NYM/2020/0334/FL**

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**Draft Local Plan**

The proposed scheme is also considered to accord with the requirements of Strategic Policy C of the draft local Plan

**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.