

## North York Moors National Park Authority

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Ward: Scarborough Borough Council (North)  
Parish: Egton

App No. NYM/2020/0294/FL  
NYM/2020/0294/FL

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**Proposal:** restoration of farmhouse and change of use of adjoining building to provide an office and store for holiday rental business, plus change of use of barns and outbuildings to provide three holiday cottages comprising one 4-bedroom; one 3-bedroom and one 2-bedroom unit together with a one bedroom self-contained holiday apartment and two units of ramblers accommodation plus a games room

**Location:** Lodge Hill Farm, Egton Grange,

**Applicant:** Mulgrave Estate,  
fao: Mr Robert Childerhouse, c/o Agent

**Agent:** EJW Planning Limited,  
fao: Mrs Erica Whettingsteel, Lincoln Barn, Norwich Road, Scoulton,  
Norwich, NR9 4NP

**Date for Decision:** 18/06/2020

**Extended to:** 31/08/2020    **Grid Ref:** 478875  
503643

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### Consultations

**Parish** – 22 May 2020 – No objections.

**Highways** – No objections subject to conditions.

**North Yorkshire Fire & Rescue** - 7 May 2020– No objection/Comments to make

**Environmental Health Officer** – 4 May 2020 - No objections

**Bill Dell, Ramblers Association-Cleveland Group** – 3 May 2020 Object to the proposal as no statement is made regarding the footpath which passes through the site

1. Will the footpath be open at all times during construction work?
2. Confirmation the footpath is not to be re-located

24 July 2020 – revised plans - We object until such time details confirming the Public Rights of Way, Egton 129, will be open 24/7 during construction and thereafter, are included in the application.

**Site Notice Expiry Date** – 30 June 2020

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**Others**

**Miss Rachael Tindall, The Old Woodlands, Eskdaleside, Grosmont – 9 June 2020 –** Object - In our small parish we simply DO NOT need more holiday accommodation. Perhaps the National Parks need to think of the local people before granting such Applications and the damage it may cause in our area. And we also need to stop putting money first before wildlife and the beautiful area we are all lucky to live in!

**Mr John Harrison, 20 Esk Valley, Grosmont - 9 June 2020 –** Object. Please note that this objection is to the CHANGE OF USE not to the way that the Estate has chosen to manage their properties. The need is not for more holiday accommodation, it is for full time residential use. The National Park is losing population and this type of development only serves to hasten that trend. The local economy does not benefit from this type of accommodation.

The road access to Lodge Hill Farm is along a narrow road with steep hills. The location is not suitable for this type of development, being a long way from the road with access across a number of fields by means of an unfenced track. This same access is unlikely to be used by Local Authority refuse collection vehicles thus causing a problem at the location. This is a proposal for multiple occupancy (seven) which will generate considerable refuse by occupants who will not move wheely bins a mile or so across fields to the roadside. I note that a bat and other wildlife survey has been commissioned. Is there any thought to something similar for humans. Or are they considered to be inferior and of less importance than bats?

**Mrs Paula Harrison, 20 Esk Valley, Grosmont – 8 June 2020 –** Object. This application is yet another example of change of use from residential to holiday accommodation. There is enough holiday accommodation. Any further increase imbalances the local population.

Lodge Hill Farm is a good example of a long house which are rapidly becoming rarer. Lodge Hill Farm should be refurbished to a habitable condition for further agricultural use. It should then be let to a local farmer on a 100 year lease at a nominal rent. This would also help to improve rural re-population and give stability to the National Park economy.

Lodge Hill Farm is a peaceful, tranquil place; the change of use to holiday accommodation brings traffic, people and dogs. This development will increase noise pollution and light pollution which will affect this dark sky area. The development will increase the amount of general waste being generated and there is no mention of any disposal arrangements.

The road to Delves is single track with steep (1 in 3) bends. It is used by heavy agricultural traffic including tractors with and without trailers, milk tankers and bailers. The road is not maintained by the local authority in times of wintry conditions. • A new access linking the road with Lodge Hill Farm has this year been granted planning permission; it is unfenced with four cattle grids

There are two public rights of way through the property which must remain as they are. There is also an ancient protected trod. This will be destroyed by traffic using the holiday accommodation.

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**Director of Planning's Recommendation**

**Approval** subject to the following condition(s):

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:
 

Document Description	Document No.	Date Received
Location plan	03-2020-1001	23/04/2020
Site plan	03-2020-1002 Rev A	20/07/2020
Farmhouse proposed floor plans	03-2020-1004	23/04/2020
Farmhouse roof plan	03-2020-1005	23/04/2020
Farmhouse proposed elevations south and west	03-2020-1008	23/04/2020
Farmhouse proposed elevations north and east	03-2020-1009	23/04/2020
Barns proposed ground floor plan	03-2020-1011 Rev A	20/07/2020
Barns proposed first floor plan	03-2020-1012 Rev A	20/07/2020
Barns proposed roof floor plan	03-2020-1013 Rev A	20/07/2020
Barns proposed elevations south and east	03-2020-1016 Rev A	20/07/2020
Barns proposed elevations north and west	03-2020-1017	23/04/2020
Outbuildings proposed floor plan	03-2020-1019 Rev A	20/07/2020
Outbuilding roof plan	03-2020-1020 Rev A	20/07/2020
Outbuilding proposed elevations	03-2020-1022 Rev A	20/07/2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 The dwelling units hereby approved (excluding the original farmhouse) shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
- 4 The holiday units hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Lodge Hill Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
- 5 The office and games room hereby approved shall be used for purposes ancillary to the occupation of the main dwelling known as Lodge Hill Farm and the associated holiday units and for no other purpose, and shall not be sold or leased separately unless otherwise approved in writing by the Local Planning Authority.

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- 6 No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
- 7 This permission has been granted in accordance with the details specified in the Structural Appraisal Report prepared by Robert Childerhouse AssocRICS FAAV dated 16 April 2020. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
- 8 All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
- 9 The roofs of the development hereby permitted shall maintain their original structure and be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 10 All pointing in the development hereby permitted shall match the historic pointing unless approved in writing by the Local Planning Authority, which is typically a mortar mix (based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry non-hydraulic quicklime: sand). A one metre square panel of stonework showing mortar method of application, finish and shall be produced on site and approved in writing by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 11 The timber louvered panels to the southern gable of the one bedroom self-contained holiday apartment hereby approved shall be installed within three months of first being brought into use and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 12 No work shall commence on the installation of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors/ windows and frames (and glazing if included) 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. All doors/windows 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.

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- 13 No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out 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.
- 14 The external face of the frame to all new windows shall be set in a reveal of a minimum of 200mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 15 The details of any new lintels and cills together with any replacement lintels and cills, shall be submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details hereby approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 16 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.
- 17 No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be flush fitting and fixed or top-hung metal conservation style 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.
- 18 The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 19 All rainwater goods shall be painted cast iron in a colour to be agreed in writing by the Local Planning Authority and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing.
- 20 All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 21 The holiday accommodation hereby permitted shall not be brought into use until a suitably sized private sewage treatment plant has been installed to serve the development. The specification of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and thereafter installed and maintained in accordance with those approved details in perpetuity.

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- 22 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Smith's Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05metres and the object height shall be 1.05metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 23 Notwithstanding any details or description contained with the application documents the development hereby permitted shall not be commenced unless and until a scheme of landscaping and a landscape management plan detailing all of the measures that will be adopted in the site clearance and construction activities and details of biodiversity enhancement and habitat creation will be implemented within the scheme has first been submitted to and approved in writing by the Local Planning Authority.
- 24 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 6 (Conclusion and Recommendations) of the submitted Preliminary Bat Roost Assessment prepared by Bagshaw Ecology reference BE-1075.1a, dated 29 July 2019 and received on 23/04/2020.
- 25 Three Schwegler FF (or similar) bat boxes must be provided on site to compensate for the bat day roosts lost through development. These must be erected on suitably located trees within the site as agreed with a suitably qualified ecologist for the duration of works to minimise disturbance, and must be in place at least 1 month prior to the start of works. In the autumn following the completion of works on site, bat access tiles and a suitably sized bat loft shall be inserted within the eaves of a building within the site boundary and maintained there in perpetuity in a scheme to be previously agreed in writing by the Local Planning Authority.
- 26 For the duration of building works on site, temporary compensatory structures shall be provided for roosting bats, breeding birds and barn owl, details of which shall be agreed in writing with the local Planning Authority prior to their installation. Within 1 month of the development being first brought into use, permanent compensatory structures shall be installed at the development site and maintained there in perpetuity in a scheme to be previously agreed in writing by the Local Planning Authority.
- 27 The public right of way that runs through the site shall kept free from obstruction and open for use at all times before, during and after any works hereby approved.
- 28 Before the development hereby permitted commences, the applicant/ecological consultant shall forward a copy of the Natural England European Protected Species Licence covering approved mitigation to the National Park Authority.

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- 29 No work shall commence on site to clear or strip out the building to which this permission/consent relates until a programme of level 2 historic building recording and analysis in accordance with a the Written Scheme of Investigation of historic building recording as provided or approved by the Local Planning Authority in writing. The work shall not be carried out otherwise than in accordance with the provided/approved specification.
- 30 No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. All other external lighting and paraphernalia should be removed. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
- 31 All pipework/cabling and other services related to the internal accommodation is to be located internally unless agreed in writing with the Local Planning Authority
- 32 No work shall commence to the repair or replace any of any of the external traditional surfaces in the development hereby approved until a method statement and a specification has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the removal of concrete, any potential rebedding, replacement material and bonding material. The works shall be carried out 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.
- 33 No work shall commence on site to remove the internal historic flagstones until a statement detailing the method of dismantling, and their reuse within the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the reuse of the existing materials, details and position of any new materials. The work shall not be carried out otherwise than in accordance with the details so approved.

**Informative(s)**

- 1 A risk assessment should be undertaken and implemented to safe guard passing public on the PROW whilst the work is undertaken. Holiday accommodation will increase use and impact on public rights of way in the area which would benefit from improvement by the landowner.
- 2 In relation to condition 21 an explanation of the terms used above is available from the Highway Authority.
- 3 The applicant is advised that if evidence of the trod path is found during site clearance, any flagstones shall be retained in-situ or if found elsewhere within the site shall be incorporated into the landscaping of the site as appropriate.
- 4 The applicant is advised to consider whether parts of horse engine which remain in the outbuilding could be incorporated into the internal design.

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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 Strategic Policies A and C, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 The site is in a location where new residential development would be contrary to NYM Strategic Policy M but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Policy CO12 .
- 4 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 Strategic Policy M.
- 5 In order to enable the Local Planning Authority to retain control over activity levels at the site and to ensure compliance with NYM Strategic Policy A which seeks to protect the special qualities of the NYM National Park.
- 6 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 7 In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Policy ENV11.
- 8 Strategic Policies A & C 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.
- 9 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 10 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 11 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C 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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- 12 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 13 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 14 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 15 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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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- 19 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 20 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 21 To avoid pollution of watercourses and to comply with the provisions of NYM Policy ENV7, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

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- 22 In accordance with NYM Policy CO2 and in the interests of road safety.
- 23 In order to comply with the provisions of NYM Strategic Policy C which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
- 24 In order to comply with the provisions of NYM Strategic Policy H which seeks to protect species protected under national and international legislation.
- 25 In order to comply with the provisions of NYM Strategic Policy H which seeks to protect species protected under national and international legislation.
- 26 In order to comply with the provisions of NYM Strategic Policy H which seeks to protect species protected under national and international legislation.
- 27 In accordance with NYM Policy CO2 and to protect users of the Public Right of Way
- 28 In order to comply with the provisions of NYM Strategic Policy H which seeks to protect species protected under national and international legislation.
- 29 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
- 30 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.
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- 33 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C 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.

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**Background**

Lodge Hill Farm is located roughly 2km south-west of the main built up area of Egton Bridge. The site lies in a fairly isolated surrounding adjacent to Park Hole Wood. Planning permission was granted in 2019 for the creation of a new stone track from Smith's Lane directly to Lodge Hill Farm

The site comprises a stone and slate farmhouse, along with a range of attached and detached traditional stone and pantile outbuildings, to the west, east and south.

The farmhouse is a traditional double fronted house with a central door and casement windows, and attached to the west is a single storey stone and pantile outshot, which has a partly collapsed roof.

The detached barns to the east comprise a linear group of buildings. The land falls away to the east and the buildings step down in line with this. The westernmost section is two storey with a pantile roof and the eastern section is single storey with a tin roof.

The group of outbuildings to the south comprise a row of single storey stone barns with a south east wing giving an L-shaped appearance. Part of the original timber and pantile roof remains intact but most of it has collapsed.

This application seeks full planning permission to renovate the farmhouse and convert the range of outbuildings into holiday accommodation with ancillary office accommodation.

The development would be accessed via the new farm track from Smith's Lane and a parking area is proposed to the west of the farmhouse which will comprise an area of hard standing made up of compacted stone and gravel.

This application as originally submitted sought full planning permission for the renovation of the farmhouse, the conversion of the buildings adjoining farmhouse to create an ancillary office and the conversion of the redundant agricultural buildings to form 4 holiday letting cottages and 3 en-suite units of holiday accommodation.

However, the scheme has been amended through negotiations, during the consideration of the application and the number of units reduced in order to reduce alterations required to the buildings.

The amendments relate to the conversion of the outbuildings and the holiday lets now proposed comprise the conversion of the barns to the east to provide three holiday cottages, and the conversion of the outbuilding to the south to the south provide a one bedroom self-contained holiday apartment and two units of ramblers accommodation, with the remainder of this building providing a games room.

It is proposed that the farmhouse is renovated and the adjoining structures converted to provide an office and store to serve the proposed units of holiday accommodation. Existing windows and doors to the farmhouse will be retained and new timber windows, panel doors and roof lights added to the converted adjoining building.

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The detached barn to the east would be converted to provide three self-contained holiday cottages comprising one 4-bedroom two-storey unit, one 3-bedroom unit with mezzanine and a single storey 2-bedroom unit. Existing openings would be infilled with new timber-framed windows and timber plank stable doors. The roof would be replaced by a new clay pantile roof with conservation roof lights to the ridge.

The L-shaped outbuilding to the south would be converted to provide two ramblers cottages, one self-contained apartment and a games room. The elevations have been amended to reduce the number of openings and the large glazed area on the south elevation has been reduced in size and would be covered by a timber louvre screen.

It is proposed to install a new private treatment plant as part of the development, details of which will be required by condition.

A public footpath runs through the site and it is proposed that the buildings will be enclosed by Arris fencing during the construction phase. A Risk Management Plan to ensure the safety of walkers using the public footpath will be required by planning condition.

In terms of the potential historic trod running through the site, the applicant has undertaken further on-site investigations and has not found any evidence of this. However the applicant is willing to accept a condition to ensure that if evidence of the trod path is found during site clearance that any flagstones will be retained in-situ or if found elsewhere within the site will be incorporated into the landscaping of the site as appropriate.

**Main Issues****Local Plan**

Strategic Policy C – Quality of design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity – seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park is given great weight in decision making.

Policy ENV4 - Dark Night Skies – seeks to ensure that the darkness of the night skies above the National Park are maintained and enhanced and requires that all development will be expected to minimise light spillage through good design and lighting management.

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Strategic Policy I - The Historic Environment – seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area. It goes on to state that where non-designated heritage assets are affected; a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the asset.

Strategic Policy J - Tourism and Recreation – seeks to support such development where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

Policy CO12 - Conversion of Existing Buildings in Open Countryside – seeks to permit such development only where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park; is structurally sound and capable of conversion without substantial rebuilding, is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings; has reasonable access to necessary infrastructure, services and facilities; is of a high quality design retaining existing external features which contribute significantly to the character of the building including original openings and roofing materials; does not lead to changes in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape; is located within an existing group of buildings that have a close physical and visual relationship to each other; and the proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.

New uses for rural buildings that may be permitted under this policy are employment, education or training; holiday accommodation or permanent local occupancy residential use; tourism facilities; community facilities (in exceptional circumstances) and purposes incidental to the residential use of the dwelling.

**Material considerations**

The proposals have been considered against the above policies and the scheme has been amended accordingly.

The site whilst not designated is clearly worthy of the title of heritage asset as it embodies evidential, historical and aesthetic values. The buildings are therefore considered to be worthy of retention and the revised scheme has reduced the number of new openings and the resultant design is considered to be in keeping with the character of the host property.

There are no objections to the scheme in terms of archaeology or ecology, as issues relating to these aspects can be considered by conditions.



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The access to the development is considered to be adequate and the Highway Authority has no objections to the proposals. The concerns expressed by the Ramblers can be dealt with by conditions.

**Conclusion**

In view of the above considerations it is considered that this proposal would contribute to the character of the area, through the renovation of the existing farmhouse and the new uses for the outbuildings, which will ensure their long term up-keep. The scheme is considered to be in accordance with the policies outlined above and is therefore recommended for approval.

**Pre-commencement Conditions**

Conditions 22 and 23 are pre-commencement conditions and have been agreed with the applicant's agent.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in the number of holiday let units and new openings, so as to deliver sustainable development.