

North York Moors National Park Authority

Ward: Ryedale District
Parish: Rosedale East Side

App No. NYM/2020/0503/FL

Proposal: construction of single storey extension to south elevation to serve as entrance together with blocking up of door opening to north elevation and introduction of oculus in roof

Location: building south of Northdale Farm, Rosedale East (Southfield House), Hanging Stone Lane, Rosedale Abbey

Applicant: The David Ross Foundation,
c/o Agent

Agent: Rural Solutions,
fao: Mr Duncan Hartley, Rural Solutions Ltd, Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR

Date for Decision: 23/09/2020

Extended to: **Grid Ref:**

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
Block plan and location plan	D11087-4/40 Rev A	17/7/2020
Proposed plans & elevations	D11087-4/43 Rev F	17/7/2020

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

3 The building hereby approved shall not be used other than as a shelter for a piece of sculpture for visual and sensory experience and shall not be used for any other purpose and shall not be used to provide any form of overnight living accommodation.

4 The building hereby approved shall be made available for public access in accordance with a scheme to be agreed in writing with the Local Planning Authority. The building shall be open to the public in accordance with that scheme in perpetuity.

Application Number: NYM/2020/0503/FL

- 5 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.
- 6 All new stonework and roofing materials 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.
- 7 All new external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

- 1 The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
- 2 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.

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 Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.

Application Number: NYM/2020/0503/FL

- 3 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Strategic Policy A which seeks to conserve and enhance the special qualities of the NYM National Park.
- 4 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Strategic Policy A which seeks to conserve and enhance the special qualities of the NYM National Park.
- 5 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.
- 6 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
- 7 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.

Consultations

Parish – No objections

Highways – No objections

Natural England – No objection

Site Notice Expiry Date – 1 September 2020

Application Number: NYM/2020/0503/FL



Application Number: NYM/2020/0503/FL

Background

Southfield House is a small detached outbuilding located approximately 220metres south of Northdale Farmhouse and buildings on the east side of the valley.

It sits alongside the tarmac farm road leading from Bell End to Northdale. It is also accessible by a means of existing public footpaths and bridleways. There is also a substantial area of compacted stone immediately to the south of Southfield House which forms a turning or parking area for farm vehicles.

Planning permission was granted in 2017 to change the use of this building to house an artistic installation internally, by the artist Andy Goldsworthy.

The existing building measures 5.7m x 5.1m and this application seeks permission to construct a small pitched roofed extension on the southern gable to provide a small entrance porch. It is clear that there was a previous building in this location.

The extension would measure 2.2m deep and would be the same width as the existing building but with a lower ridge height. It is also proposed to install glazing in the roof in the form of a ridge roof light.

Main Issues

The principle of conversion of this building to provide a public art space has already been approved, so the issue for consideration is whether the proposed extension to this traditional building would have a detrimental impact on the character of the host building or its setting.

Policy CO12 of the NYM Local Plan seeks to permit the conversion of traditional unlisted rural buildings, for alternative uses where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not required changes to the buildings curtilage or new vehicular access or parking areas.

The proposed extension would meet the roofline of the previous extension attached to this building, which is clearly evidenced by the markings on the gable elevation. It has been designed match the existing building and would not alter its modest character. The proposed roof light again would not have a detrimental impact on the character of the building or the wider landscape. Consequently, 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 improve the economic, social and environmental conditions of the area.