

North York Moors National Park Authority

Parish: Hinderwell	App No: NYM/2019/0809/FL
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Proposal: conversion of redundant buildings to form 1 no. principal residence dwelling together with temporary siting of caravan during construction

Location: Borrowby Barn, Hinderwell

Applicant: Mr & Mrs J Wharton, c/o Agent

Agent: Paul Elm, 15 Crabmill Lane, Easingwold, York, YO61 3DE

Date for Decision: 04/03/2020

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. WPDR01 Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I
4. RSUO00 The application property hereby permitted, shall be used as a principal residential dwelling (Class C3) and for no other purpose including any other use in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The property shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home. The occupants shall supply to the local planning authority (within 14 days of the local planning authority's request to do so) such information as the local planning authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the property shall not be used as a single unit of holiday letting accommodation.
5. GACS07 External Lighting - Submit Details
6. CDLB05A Conversions - Extent of Rebuilding/Repair Work
7. MATS03 Stonework to Match
8. MATS13 Roof Tiles to Match Existing
9. MATS30 Doors - Details of Construction to be Submitted
10. MATS40 Detailed Plans of Window Frames Required

Application No: NYM/2019/0809/FL

Condition(s) continued

11. MATS60 Windows and Doors – Timber
12. MATS63 Window/Door Frames to be Painted Wood - Colour to be Agreed
13. MATS55 Rooflight Details to be Submitted
14. MATS56 Conservation Rooflights Only
15. MATS70 Guttering Fixed by Gutter Spikes
16. MATS74 Flues to be Coloured Matt Black
17. MISC00 Prior to the commencement of any works in association with the conversion of the barn hereby approved a bat activity survey is to be conducted covering the north and eastern elevations of the main (northern) barn, between mid-May and mid-September to identify whether any roosts are present in this section of the building and set out the required mitigation to account for these if present.
18. MISC00 A European Protected Species Licence is required for the development to proceed. A copy of the EPSL once obtained is to be provided to the Local Planning Authority prior to works covered by the licence commencing.
19. MISC00 Works must be carried out in accordance with section 4.2 of the Bat survey report covering mitigation and compensation written by Quants Environmental dated July 2020.
20. MISC00 Works on the buildings or to clear vegetation from the site must not commence within the bird breeding season (March – August inclusive) unless the work area is checked for bird nests within 48 hours of works commencing. Any nests found must be left undisturbed until chicks fledge and the nest abandoned.
21. MISC00 The Static Caravan hereby approved shall only be used by the applicant during the conversion of building hereby approved and following occupation the static caravan shall be removed from the site within 3 months.



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Scale: 1:1250







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Consultations

Parish - No objection

Highways - Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The design standard for the site is Manual for Streets and that the required visibility splay is 2 metres by 43 metres. The available visibility is 2 metres by 14 metres. The parking areas and turning areas are adequate and should allow vehicles to be driven out to Hinderwell High Street in a forward gear.

Consequently, the Local Highway Authority recommends that Planning Permission is REFUSED for the following reasons:

R3 VISIBILITY AT EXISTING ACCESS

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2 metres x 43 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

EHO - I hereby confirm that I have no objections on housing or environmental health grounds.

Amended Plans: No objections

Water -

Advertisement Expiry Date - 20 February 2020

Application No: NYM/2019/0809/FL

Background

This application relates to the conversion of a barn to the rear of Holme Farm, Hinderwell to a principal residence. The building proposed for conversion is a detached granary building with semi-derelict wheel house attached which is located at the entrance to the farm yard and is known as Borrowby Barn.

The barn is located to the rear of Holme Farm, which is a Listed Building facing out onto the High Street, but is no longer in the same ownership. To the rear of Holme Farm is a range of stone and pantile outbuildings which form an enclosed area and the application barn is located to the rear of these. There have been discussions during the processing of this application as to whether Borrowby Barn would be classed as a curtilage Listed Building, however this has been discounted, one reason being that Borrowby Barn was constructed before the Listed farm house, although it is considered that the building is nevertheless an Undesignated Heritage Asset so its physical conversion needs to be sympathetic.

The application site and the associated farm yard is accessed down a track from the High Street between the outbuildings of Holme Farm and the neighbouring property. The applicant runs a stock rearing farm unit and a stone walling business from the site.

The main building proposed for conversion is a two storey stone and concrete pantile barn. The attached wheel house only has the walls remaining and a small brick add on section to the south, which does have a roof. The structural report submitted with the application states that the building is generally complete and intact (other than the wheelhouse) and capable of conversion. The redevelopment will allow the rebuilding of the wheelhouse which will reintroduce this traditional feature.

The proposed layout is largely open plan at ground floor level with the kitchen in the wheelhouse and at first floor three bedrooms, a bathroom and ensuite are proposed. To accommodate the scheme four rooflights are proposed on the rear elevation and two new windows are also proposed.

Although initially submitted as a local occupancy dwelling, due to the change in policies during the determination of this application, the property would now be considered to be suitable as a principal residence under the larger villages housing policy of the adopted Local Plan. The application is accompanied by a structural report and bat scoping survey.

The application also seeks approval for the use of a static caravan, located within an existing agricultural building as a temporary residence during construction.

Main Issues

In order to support the wider service function of Larger Villages, Policy CO7 – Housing in Larger Villages, such as Hinderwell supports the conversion of an existing building which lies within the main built up area and makes a positive contribution to the character of the settlement to principal residence.

Application No: NYM/2019/0809/FL

Main Issues continued

As stated above the barn proposed for conversion is classed as an Undesignated Heritage Asset and therefore a well-designed scheme is required for any proposal put forward. This would also have to accord with the requirements of Strategic Policy C of the Local Plan.

Borrowby Barn is an attractive building and is of domestic proportions, although it is not readily visible from many public vantage points due to its backland location.

Through negotiations the design of the proposed scheme has been improved by reducing the number of rooflights, improving their design and by moving all remaining rooflights to the rear elevation. Amendments have also been made to the proportions of the proposed new windows. The scheme now proposed is considered to be of a much more appropriate scale and design for the setting of the building.

The Authority's Ecologist has considered the submitted bat scoping survey and considers that sufficient justification has not been provided as to why no activity survey of the northern and eastern elevations was carried out. The activity surveys conducted were carried out in good conditions at the optimum time of year. Two roosting bats were recorded and so a European Protected Species Licence will be required for the development to proceed. The Ecologist agrees that the activity levels reported would not suggest a large roost in the vicinity and is therefore satisfied that planning permission may be given, although if approved a condition should be added requiring an additional activity survey to cover the northern and eastern elevations of the main intact section of the barn.

Due to the presence of nesting birds, the Ecologist has also stated that it will also be necessary that a timing restriction is used to limit development to outside the bird breeding season unless adequately checked by a qualified ecologist prior to works.

The application is before Planning Committee as the Highways Officer has objected to the proposal due to substandard visibility from the existing access to the site back onto the High Street. Whilst Officers are reluctant to recommend contrary to the Highway Officer's recommendation in this instance it is considered that the scheme could actually result in a reduction in the level of use of the existing access as the applicant would then be living on site rather than having to come to and from the site daily. The access is similar to other domestic access in the area and therefore in this instance Officers consider it reasonable to make a recommendation contrary to the Highway Officer's recommendation.

The Parish Council and Environmental Health Officer have no objections to the proposal and no further comments have been received from third parties.

The siting of a static caravan within an agricultural building whilst building works are undertaken is considered to be acceptable in this instance, a condition requiring the caravan to be removed from the site three months after occupation of the main house has been proposed.

Application No: NYM/2019/0809/FL

Main Issues continued

The scale of the proposed scheme is considered to be appropriate for the setting and enables a new use to be found for a building and the reinstatement of the wheel house, without having a detrimental impact on the neighbouring residential properties and therefore the proposal is considered to be in accordance with the requirements of Policy CO7 and Strategic Policy C of the NYM Local Plan and therefore approval is recommended.

Pre-commencement Conditions

Condition 17 which relates to the need for a further bat survey is a pre-commencement condition and has been agreed in writing with the applicant/agent.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure that all new development will be of high quality design and will conserve and enhance the built heritage.

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 recommended changes to the design detailing of the proposal, so as to deliver sustainable development.