

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0332/FL

Development description: removal of polycarbonate roof to conservatory and replacement with pantiles

Site address: The Grainary, Harwood Dale

Parish: Harwood Dale

Case officer: Mrs H Saunders

Director of Planning's recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	TIME01	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	PLAN01	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: <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Location Plan</td><td>----</td><td>24 May 2021</td></tr><tr><td>Proposed ground floor layout and elevation</td><td>----</td><td>24 May 2021</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site Location Plan	----	24 May 2021	Proposed ground floor layout and elevation	----	24 May 2021
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Site Location Plan	----	24 May 2021									
Proposed ground floor layout and elevation	----	24 May 2021									
3	MATS13	Roof Tiles to Match Existing The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.									

Document title

4	MATS56	Conservation Rooflights Only The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
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Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN00	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.
3 & 4	MATS00	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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	Bats 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.

Consultation responses

Parish:

Third party responses

None

Publicity expiration

Site notice expiry date: 16 June 2021

Arial view from estate agents details showing perspex roof to be replaced with pantiles.

Background

The Grainary, Keasbeck Hill, forms part of a tourism complex located off the main Harwood Dale road. The site comprises an established but diversified working farm, which also includes a bed and breakfast accommodation, and tea rooms and detached holiday accommodation, as well as walks around the farm, which is accessible for wheel chair users.

Part of the tea room is in an extended part of the main stone and pantile building and part of this section was built with a Perspex roof.

This application seeks permission to replace this section of roof with pantiles to match the rest of the buildings, to include 4 conservation roof lights.

Main issues

Local plan

Strategic Policy C- 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.

Material Considerations

The existing Perspex roof doesn't contribute to the character of the host building and the replacement with pantiles is considered to be a significant improvement and more in keeping with the character of the locality.

In view of the above considerations, approval is recommended.

Pre-commencement conditions

N/A

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.