

# North York Moors National Park Authority

## Delegated decision report

### Application number

NYM/2021/0337/FL

### Development description

conversion of attached building to form gym, construction of link extension to dwelling, construction of water storage extension together with erection of greenhouse

### Site address

Deepdale Farm, Langdale End

### Parish

Ebberston

### Case officer

Mrs Helen Stephenson

## 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	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1" data-bbox="523 479 1487 1003"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>N/A</td> <td>29 April 2021</td> </tr> <tr> <td>Proposed Ground Floor Plan</td> <td>2490.01</td> <td>29 April 2021</td> </tr> <tr> <td>Proposed Elevations &amp; Sections</td> <td>2490.04A</td> <td>29 July 2021</td> </tr> <tr> <td>Water store proposed plan &amp; elevations</td> <td>2490A.01</td> <td>29 April 2021</td> </tr> <tr> <td>Greenhouse floor plan</td> <td>ref: 1035</td> <td>29 April 2021</td> </tr> <tr> <td>Glasshouse elevations (2 sheets)</td> <td>ref: 1035</td> <td>29 April 2021</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Received	Location Plan	N/A	29 April 2021	Proposed Ground Floor Plan	2490.01	29 April 2021	Proposed Elevations & Sections	2490.04A	29 July 2021	Water store proposed plan & elevations	2490A.01	29 April 2021	Greenhouse floor plan	ref: 1035	29 April 2021	Glasshouse elevations (2 sheets)	ref: 1035	29 April 2021
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3.	GACS07	<p>External Lighting - Submit Details</p> <p>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.</p>																					
4.	CDLB05 A	<p>This permission has been granted in accordance with the details specified in the survey prepared by Alan Wood &amp; Partners received on 29 April 2021. 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.</p>																					
5.	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>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.</p>																					

6.	MATS00	All new vertical timber cladding utilised in carrying out the water store hereby permitted shall match that of the existing adjacent staircase extension unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS41	Windows - Match Existing  All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MISC02	Bat Survey Submitted  The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 7 of the submitted Bat Survey by Wold Ecology Ltd. dated June 2021, received 04 June 2021.
9.	MISC00	No work shall commence on the development hereby approved within the bird breeding season (March to August inclusive) unless the site has been checked immediately prior to works by a suitably qualified ecologist and any nests found left undisturbed until chicks fledge and the nest is abandoned
10.	MATS00	Notwithstanding the submitted plans the existing stable door (or a like-for-like replacment) shall be retained and pinned back to the adjacnet walling of the stable as agreed in writing by e-mail dated 29 July 2021 from Rone Design Projects Ltd. The door shall thereafter be so maintained unless otherwise agreed in writing with the Local Planning Authority.
11.	MATS00	The external framework, door frames and door of the greenhouse hereby permitted shall be of timber construction, painted a muted sage green shade within six months of the date of completion and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

## Reasons for conditions

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 NYM Strategic Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.
3.	GACS00	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 and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
4.	CDLB00	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 Strategic Policy I and Policy ENV11 of the North York Moors Local Plan.
5 to 7, 10 & 11.	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.
8 & 9.	MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to protect species protected under national and international legislation.

## Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p><b>Bats</b></p> <p>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.</p>

## Consultation responses

### Parish

No objection.

### Forestry Commission

### Environmental Health

No objection.

## Third party responses

### Name

None received.

## Publicity expiry

Site notice expiry date – 16 July 2021.



Approach to property showing main house to the left and the stable building to be converted in the centre of the picture. The stable is a single storey stone under pantile building comprising two large stables; each with a stable door and square eaves level window arranged as a mirror image.



A close up image of the front elevation of the stable as described above.



Gable elevation of stable showing previously developed site now used as outdoor storage area (pantiles, timber, materials etc.). This area is the site of the proposed glasshouse.



Rear of the stable building showing higher ground and triangular-shaped gap between the house gable and stable gable. This is the site of the proposed link structure.

## Background

Deepdale Farm is located in an extremely isolated location within Bickley Forest. It is accessed via a forestry track that leads from the hamlet of Darncombe.

The property comprises a traditional stone and pantile farmhouse with substantial outbuildings attached at either side, forming a crescent shape. Immediately to the rear of the property the open fields rise to woodland beyond. The front of the property overlooks an enclosed garden area and then woodland beyond.

Planning permission was granted in 2014 to convert the very large attached barn to create additional living accommodation to be used either as a residential annexe or as a unit of holiday accommodation. As part of the alterations proposed, it was approved that an existing single storey garage be extended over with a part glazed and part stone pitched roof extension to create a study with garden room below and then undercroft parking below that. Due to drops in ground levels, it was proposed to install a balustrade around the balcony area accessed from the garden room. The work has been completed.

The property has recently changed hands and the new owners submitted an application in early 2021 to fit side hung, vertical timber garage doors to the undercroft parking areas (finished in natural stain) together with the installation of metal railings to the front of the property of a matching design to the existing railings approved in 2018.

The current application proposes a number of alterations including the conversion of part of the traditional stable building to an ancillary home gym, a glazed link from the house to the stable, the construction of a greenhouse and a small timber clad lean-to extension at the rear of the annexe conversion to house a water storage tank.

## Main issues

The relevant NYM Local Plan Policies to consider with this application are Strategic Policy C (Quality and Design of Development), CO12 (Conversion of Existing Buildings in Open Countryside), CO17 (Householder Development) and the advice contained within Part 4 of the Authority's adopted Design Guide in relation to the Re-use of Traditional Rural Buildings.

SPC seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.



Policy CO17 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. Having regard to new outbuildings; proposals must be for purposes incidental to the main house; subservient in size; and located in close proximity to existing buildings.

CO12 relates to the conversion of buildings in open countryside and is supportive of applications which relate to a building of architectural or historical interest which makes a positive contribution to the National Park and which is in an existing group of buildings with a close physical relationship. The policy requires buildings to be: structurally sound and capable of conversion without the need for substantial rebuilding; appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings; close to or have access to necessary infrastructure, services and facilities; the scheme must be of a high quality of design which is respectful to the form, character and retains existing features of the building; the proposed use does not lead to changes to the access or curtilage which would affect the character of the building or its setting; and finally, the proposed use must be compatible with the locality and neighbouring buildings.

The Main issues to consider with this application are whether the stable building is structurally sound, worthy of conversion and of an acceptable design; whether the proposed link is acceptable in terms of scale and design; whether the proposed greenhouse is in an acceptable location and of an acceptable scale and design and finally; whether the additional timber lean-to extension to the annexe conversion is sufficiently small-scale and designed so as not to detract from the original character of the building.

### Stable Conversion

The submitted structural survey has found that the stables are generally in a reasonable to good condition but the roof distortion is a result of its inadequate design. The structural report states that the structure is of sufficient strength to accommodate the proposed use and it will benefit from the addition of ceilings which can be used to restrain the longer north and south elevations.

Officers consider that the traditional design, construction and attractive character of the building is sufficient to make it worthy of retention and therefore, its conversion is supported in principle.

The proposed design is extremely sensitive to the original character of the building with only repairs to the structure and replacement joinery proposed. No new openings are proposed, simply a fully glazed door fitted in the existing opening to admit natural light. Officers have requested the retention of the existing timber stable door as a 'shutter'

pinned back to the adjacent walling to retain as much original fabric and character as possible.

The applicant is keen to retain nesting opportunities for birds and consequently it is proposed to install ceilings, allowing the roof void to be accessed by birds and possibly bat species. It is proposed to fit two low profile 'open dormer' in the front elevation positioned over the existing window and door which are presently used by swallows to access the roof. Although roof alterations are typically avoided in barn conversions, in this case it is considered that the benefits to ecology outweigh the modest harm to the character of the building. The property is not listed and occupies an isolated location with limited public views. It is therefore considered in the context of this much altered site that the amended proposal for much lower profile accesses is acceptable and would provide a useful test case for the feature.

### Link Extension

Due to the arrangement of the buildings the proposed link extension will not be visible in views of the front elevation as the main house and stables are constructed almost at right-angles to one another but meet corner-to-corner, forming a triangular shaped gap at the rear. The proposed link extension is small-scale (as dictated by the gap between the buildings) and it is proposed to be constructed in traditional materials to match the host buildings. The elevation will be fully glazed which helps to ensure the structure appears lightweight and clearly a new addition.

There is evidence of an earlier structure attached to the gable of the stables and therefore the proposed link would occupy a similar footprint. The land at the rear of the property is at a higher level and although it is clear of the elevations of the house, it immediately abuts the rear elevation of the stable and partially covers the gable – both acting as retaining walls. This application includes groundworks to excavate the land and construct new retaining walls to match the existing wall to the rear of the dwelling. There are no objections to this element of the work which is anticipated to improve the condition and breathability of the stables' structure.

Having regard to the cap on new floor area imposed by Policy CO17, the main house has not previously been extended and the adjoining converted barn to annexe only has a modest timber clad rear extension which houses the staircase. Consequently, the floor area proposed by this link extension does not exceed 30% of the original floor area of the property. Furthermore, the gym is proposed to make use of part of an existing building which had a mixed agricultural and domestic storage use. Consequently, the conversion of part of the domestic storage to gym is not regarded as an extension in this case.

### Proposed Greenhouse

The proposed greenhouse seeks to make use of an existing area of hard-standing which also benefits from a 'rear' wall. It is likely that there has previously been another

farm building in this position and therefore the applicant wishes to make use of the 'foundation' and remaining rear wall as part of the greenhouse structure.

Although the proposed greenhouse is of fairly generous proportions and of a domestic design in a prominent position in an otherwise agricultural setting, Officers acknowledge that there is limited land available to provide an alternative location. The majority of the amenity space associated with the property is located at the front of the site, with the land at the rear used for planting/allotment gardening. The re-use of the previously developed space therefore ensures the built development is contained and Officers have negotiated the use of a muted paint colour for the framework in order for it to be a recessive as possible.

### Rear Extension for Water Storage Tank

The proposed extension for the water storage tank would be located to the rear of the larger barn converted to an annexe, adjacent the existing timber clad staircase extension. It would be of modest lean-to design to match the existing. By reason of its modest size, utilitarian design and function, it is not considered to have an unacceptable impact on the character of this converted barn. Its use is clearly functional as opposed to increase habitable area and therefore the alteration is in compliance with Policy C012.

### Pre-commencement conditions

Condition 9 is pre-commencement condition. A list of draft conditions has been provided and have been agreed in writing with the applicant/agent, confirmed by e-mail dated 29 July 2021.

### Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.