

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0291/FL

Development description

alterations to roofs of attached outbuildings, removal of water tower, alterations and extensions to dwelling together with use of land for the siting of 1 no. static caravan for residential use for a temporary period

Site address

Hawthorn Hill Farm Cottage, Greenend, Goathland

Parish

Goathland

Case officer

Miss Megan O'Mara

Applicant

Mr & Mrs A & C Nicholson

Wheatkits, Goathland, Whitby, YO22 5AN

Agent

BHD Partnership

fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

Condition(s)

| Condition number | Condition code | Condition text | | | | | | | | | | | | | | | |
|-------------------------------|-----------------|---|----------------------|--------------|---------------|---------------------|-----------------|--------------|----------------|-----------------|--------------|---------------------|-----------------|--------------|-------------------------------|-----|--------------|
| 1 | TIME01 | <p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> | | | | | | | | | | | | | | | |
| 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"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Block Plan</td> <td>D12034-01 Rev E</td> <td>20 July 2021</td> </tr> <tr> <td>Proposed Plans</td> <td>D12034-04 Rev D</td> <td>19 July 2021</td> </tr> <tr> <td>Proposed Elevations</td> <td>D12034-05 Rev D</td> <td>19 July 2021</td> </tr> <tr> <td>Email – foul drainage & trees</td> <td>N/A</td> <td>18 July 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. | Date Received | Proposed Block Plan | D12034-01 Rev E | 20 July 2021 | Proposed Plans | D12034-04 Rev D | 19 July 2021 | Proposed Elevations | D12034-05 Rev D | 19 July 2021 | Email – foul drainage & trees | N/A | 18 July 2021 |
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| Proposed Elevations | D12034-05 Rev D | 19 July 2021 | | | | | | | | | | | | | | | |
| Email – foul drainage & trees | N/A | 18 July 2021 | | | | | | | | | | | | | | | |
| 3 | TIME00 | <p>The permission for the siting of the static caravan hereby granted is valid only for one year from the date of this permission and the unit shall be removed from the site before this consent expires and the site restored to its former condition before that date.</p> | | | | | | | | | | | | | | | |
| 4 | RSU000 | <p>The temporary static caravan hereby permitted shall only be occupied by the owners (and their dependants) of the main dwelling known as Hawthorn Hill Cottage during the course of the renovations of the main dwelling on site. The caravan shall cease to be occupied upon substantial completion of the works and the caravan shall not be occupied by any other persons or for any other basis without a further grant of planning permission from the Local Planning Authority.</p> | | | | | | | | | | | | | | | |
| 5 | WPDR04 | <p>Withdrawal of PD Part 1 Class A - Extensions Only (insert)</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no</p> | | | | | | | | | | | | | | | |

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| | | extensions to Hawthorn Hill Cottage shall take place without a further grant of planning permission being obtained from the Local Planning Authority. |
| 6 | MATS03 | <p>Stonework to Match</p> <p>All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.</p> |
| 7 | MATS13 | <p>Roof Tiles to Match Existing</p> <p>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.</p> |
| 8 | MATS72 | <p>Black Coloured Rainwater Goods</p> <p>The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p> |
| 9 | MATS00 | <p>A solar control film is to be applied to all glazing (windows, doors and rooflights) within 3 months of the glazing being installed. Details of the solar control film is to be submitted to the Local Planning Authority and the specification must be agreed in writing prior to the film being applied to the glazing.</p> |
| 10 | 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> |
| 11 | DRGE00 | <p>In accordance with the email submitted on 18 July 2021, all foul sewerage associated with the development hereby permitted is to be discharged from the package treatment plant to the existing soakaway within the Garden prior to entry into a watercourse.</p> |
| 12 | MISC00 | <p>All works must adhere to the measures outlined in the Construction Environmental Management Plan (CEMP) and the email dated 18 July 2021 in order to safeguard the designated features and protected species during the construction phase of the</p> |

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| | | development, unless otherwise agreed in writing by the Local Planning Authority. |
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Reason(s) for condition(s)

| Reason number | Reason code | Reason text |
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| 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 Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park. |
| 3 | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 4 | RSU000 | The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the main dwelling in accordance with Policy UE4 of the North York Moors Local Plan. |
| 5 | WPDR00 | In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development. |
| 6 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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. |
| 7 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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. |
| 8 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy |

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| | | 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. |
| 9 | MATS00 | In order to comply with the provisions of Policy ENV4 of the North York Moors Local Plan which seeks to ensure that new development maintains the darkness of the night skies above the National Park. |
| 10 | GACS00 | In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents. |
| 11 | DRGE00 | To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water. |
| 12 | MATS00 | To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment. |

Informative(s)

| Informative number | Informative code | Informative text |
|--------------------|------------------|---|
| 1 | MISCINF01 | <p>Bats</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> |
| 2 | MISCINF12 | <p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or</p> |

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| | | <p>captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p> |
| 3 | INFO0 | <p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p> |
| 4. | MISCINF02 | <p>Coal Referral Area</p> <p>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 immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> |

Consultation responses

Parish

No objections – 3 June 2021

Highways

No objections – 21 May 2021

Natural England

No objection, providing requested mitigations are conditioned at point of approval – 4 August 2021

Environmental Health

No objections – 13 May 2021

Third party responses

Mrs Michelle Lloyd of Bradley Hill, Goathland, Whitby, North Yorkshire, YO22 5LL

Support with comments – 24 May 2021 - The plans for Hawthorn Hill are a positive improvement to the existing building. The changes will be in keeping with other properties in the area and will fit in with the rural surroundings. The changes to the property will make it a suitable dwelling for the local family to live in, continuing to support local amenities such as the village school and to work in the local area.

Publicity expiry

Advertisement/site notice expiry date: 16 June 2021



This photograph shows the northern elevation of the property.



This photograph shows the southern elevation of the property.

Background

Hawthorn Hill Farm Cottage is located in a fairly isolated position in Goathland and in its original form would have been a traditional stone and pantile farmhouse, reflective of the local vernacular. However, the property has undergone a number of significant alterations and extensions that have completely altered that original character and form of the dwelling. Whilst it is of traditional stone and pantile construction, the property is not typical of farmhouse style architecture within the National Park. Many of the alterations and extensions are historic and it is considered, largely due to location, to be a non-designated heritage asset.

This planning application seeks permission for various alterations to the property, together with the temporary siting of a static caravan for 12 months to be used by the applicants for the duration of the renovation works. The alterations include replacement roof structures to outbuildings and the main dwelling, removal of tower and additional glazed openings.

Main issues

Relevant Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy 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 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

The property is not listed and is not located within a conservation area, however is considered to be a non-designated heritage asset, largely due to the location of the property. The site falls within a SSSI impact zone and is adjacent to a scheduled monument. Due to the close proximity to SSSI designated land, the Authority's Ecology team and Natural England have requested thorough details of the development, such as the methods of foul drainage and the impact on protected species and the surrounding landscape. The applicants submitted a detailed Construction Environmental Management Plan (CEMP) with supporting information which has been conditioned

accordingly to ensure mitigations are adhered to throughout the renovations.

Following discussions with the Planning Officer, amended plans were submitted as elements of the initial proposals were considered to be inappropriate. This included amendments to reduce the overall extent of new glazing together with a reduction in the scale of additional floorspace. Policy CO17 states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. In this instance the property has already been significantly extended historically, far beyond the 30% limit as set out in Policy CO17. The application does include a very modest extension to the total habitable floorspace, but this is the result of reworking the existing layout and does not create any additional rooms. The extension is considered to be minor in comparison to the current footprint and existing extensions and so it is officer opinion that the improved design and living layout justifies the insignificant increase.

In terms of the additional glazing, the Dark Skies Officer raised concerns that the proposed development could have a detrimental impact on the dark night skies about the National Park and as a result the local wildlife. The applicant has agreed to install a solar control film on all glazing at the property and details are to be submitted prior to the installation of the film. This is considered to be sufficient mitigation considering the extent of glazing existing at the property.

The temporary siting of a static caravan for the applicants to use whilst the renovations are taking place is unlikely to cause harm to the surrounding area and the applicants have confirmed that 12 months will be a sufficient period of time. The caravan is to be removed before the 12 months conclude and the land is to be restored to its original condition.

Overall it is considered that the proposed alterations and siting of a temporary caravan are unlikely to have a detrimental impact on the host building or surrounding landscape and as such the application is recommended for approval.

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 proposal including revisions to the fenestration and form, so as to deliver sustainable development.