

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0538/FL

Development description: conversion of buildings to form 1 no. dual use holiday letting cottage/annexe and 1 no. further holiday letting cottage together with home office

Site address: Mill Lane Farm, Lealholm,

Parish: Glaisdale

Case officer: Miss Megan O'Mara

Applicant: Mr John Smith, Mill Lane Farm, Lealholm, Whitby, North Yorkshire,
YO21 2AN

Agent: Reedesign, fao: Mr Steven Reed, 5 Larpool Mews, Larpool Drive, Whitby,
North Yorkshire, YO22 4NF

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	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.</p>
3	RSU000	<p>The conversion of the two barns on the north and south of the original dwelling hereby approved shall not be used for residential purposes other than holiday letting purposes or as an annexe to be used only or members of the family of the occupier of the main dwelling known as Mill Lane Farm. The accommodation hereby approved shall remain ancillary to the main dwelling and shall form and remain as part of the curtilage of the main dwelling as a single planning unit, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>For the purpose of this condition, 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.</p>
4	RSU000	<p>The conversion hereby approved of the building to the east of the original dwelling shall provide home office space incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.</p>
5	MATS03	<p>Stonework to Match</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.
6	MATS30	<p>Doors - Details of Construction to be Submitted</p> <p>No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7	MATS33	<p>Doors - Finish to be Agreed</p> <p>No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
8	MATS40	<p>Detailed Plans of Window Frames Required</p> <p>No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
9	MATS43	<p>Windows - Submit Details of Colour/Finish</p> <p>No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and</p>

		approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10	MATS46	<p>Window Frames in Reveals to Match Existing</p> <p>The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
11	MATS54	<p>Trickle Vents Shall Not be incorporated into Windows</p> <p>Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.</p>
12	MATS56	<p>Conservation Rooflights Only</p> <p>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.</p>
13	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>
14	MATS73	<p>External Fixtures</p> <p>No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.</p>
15	MISC00	The development hereby approved must be completed in accordance with section 7 and 8 of the Bat Survey dated July

		2021, which sets out mitigation and compensation required for the bat and bird interest of the site.
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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	In order that the development complies with Strategic Policy M, Policy UE4 and Policy CO12 of the North York Moors Local Plan.
4	RSU000	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
5	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.
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 the appearance of the development is 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 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	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 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	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
10	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
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13	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
14	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are

		safeguarded.
15	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.



This photo shows the front elevation (from highway) of the building on the northern gable of the dwelling to be converted.



This photo shows the building to the rear of the dwelling to be converted to form a home office space.



This photo shows the building on the southern gable of the dwelling, to be converted into self-contained accommodation

Consultation responses

Highways

No objection – 1 September 2021 - On the clear understanding that the parking spaces will remain available for residents, guests and visitors to these premises and that all the dwellings in this application site area will remain ancillary to the main residence, there are no local highway authority objections to the proposed development.

Natural England

No objection – 25 August 2021

Environmental Health

No Objection – 17 August 2021

Publicity expiry

Advertisement/site notice expiry date: 15 September 2021

Background

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 UE4 relates specifically to new holiday accommodation within residential curtilages. The policy states that development will only be permitted where it makes use of an existing building which is of architectural or historic interest and makes a positive contribution to the character of the surrounding area. It must not detract from the character or appearance of the locality and be of an appropriate scale. There must be no unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.

Policy CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy states that development will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding and the building must be appropriately sized for its intended use without the need for significant alterations,

extensions or other new buildings. The development must be of high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

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.

Policy CO18 relates specifically to residential annexes. The policy states that development will only be permitted where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use. There should be a clear functional need for the ancillary accommodation and in the case of a new build annexe; it is physically attached to the main dwelling with an interconnecting door. All proposals should also meet the requirements of Policy CO17, Householder Development.

Discussion

The proposal to convert the redundant buildings on the north and south gables of the property, known as Mill Lane Farm, is considered to be acceptable in accordance with the Authority's adopted policies. The use of the buildings as a dual use of holiday and annexe accommodation is unlikely to have an impact on the wider area. There are no immediate neighbours that would be affected by an increase in noise and activity and the Local Highways Authority is satisfied that there is sufficient parking on site for the proposed use.

The buildings are structurally sound and sufficiently sized for their use without the need for significant alterations, extensions or other buildings. The scheme proposes a sympathetic conversion of the buildings, utilising existing openings and ensuring that the original character and form of the buildings is retained.

The application also includes the conversion of an existing stone storage building to the rear the dwelling to provide for a home office. The alterations to this building are minor and will not have an impact on the original character and form of the building.

Overall the proposals have carefully considered the Authority's adopted policies and Design Guidance and are considered to compliment the host dwelling and surrounding area well. In view of the above, 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 confirmed to the applicant/agent that the

development is likely to improve the economic, social and environmental conditions of the area.