

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0048/FL

**Development description:** conversion of barn to form single holiday letting cottage, creation of associated parking area following removal of covered store and installation of air source heat pump

**Site address:** Northfield Farm, Northfield Granary, Suffield

**Parish:** Suffield-Cum-Everley

**Case officer:** Miss Kelsey Blain

**Applicant:** Mrs C Maw

Northfield Farm, Northfield Granary, Limestone Lane , Suffield, Scarborough, YO13 0BJ

**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:

### Conditions

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="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Engineer's Report</td> <td></td> <td>25 January 2021</td> </tr> <tr> <td>Bat Roost Assessment</td> <td></td> <td>25 January 2021</td> </tr> <tr> <td>Amended Plans</td> <td>D11893-03 Rev G</td> <td>15 September 2021</td> </tr> <tr> <td></td> <td>D11893-04 Rev B</td> <td></td> </tr> <tr> <td>Mortar Details</td> <td></td> <td>27 October 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	Engineer's Report		25 January 2021	Bat Roost Assessment		25 January 2021	Amended Plans	D11893-03 Rev G	15 September 2021		D11893-04 Rev B		Mortar Details		27 October 2021
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3	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>																		
4	MATS70	<p>Guttering Fixed by Gutter Spikes</p> <p>The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no</p>																		

		fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5	MATS71	<p>Black Painted Cast Iron Rainwater Goods</p> <p>All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p>
6	MATS62	<p>Window/Door Frames to be Painted Wood</p> <p>All new window frames, glazing bars and external door frames shall be of timber construction, stained dark brown 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.</p>
7	MATS47	<p>Window Frames in Reveals - Specify Set Back</p> <p>The external face of the frame to all new windows shall be set in a reveal of a minimum of 200mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
8	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>
9	MISC02	<p>Bat Survey Submitted</p> <p>The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 7 of the submitted Bat Survey dated 25 January 2021.</p>
10	DRGE04	<p>Septic Tank Effluent</p> <p>Providing ground conditions are suitable, septic tank effluent shall be disposed of via a sub-soil irrigation system no part of which shall be within 10 metres of a watercourse, ditch or surface water drain. If ground conditions are unsuitable for the disposal of septic tank effluent via a soakaway system, no work shall commence on excavation works to install drainage to serve the development hereby permitted until details of an alternative method of foul drainage has been submitted to and approved by the Local</p>

		Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
11	RSU011	Use as Holiday Accommodation Only - Outside Villages  The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. 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.
12	RSU014	Holiday Unit Not Sold or Leased Separately - Outside Villages  The holiday unit hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Northfield Granary and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition number 11 above without a further grant of planning permission from 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	PLAN01	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	MATS02	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.
4	MATS02	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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9	MISC04	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Strategic Policy E which seeks to conserve and enhance the quality and diversity of the natural environment.
10	DRGE01	To avoid pollution of watercourses and to comply with the provisions of NYM Strategic Policy E, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
11	RSU011	The site is in a location where new residential development would be contrary to NYM Strategic Policy M but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with Policy CO12.
12	RSU009	The site is in a location where the occupation of the

		accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Strategic Policies B and M.
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**Informatives**

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>
2	MISCINF12	<p><b>Birds</b></p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or 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 <a href="http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx">http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx</a>. Further information on wildlife legislation relating to birds can be found at <a href="http://www.rspb.org.uk/images/WBATL_tcm9-132998.pdf">www.rspb.org.uk/images/WBATL_tcm9-132998.pdf</a>.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or <a href="mailto:conservation@northyorkmoors.org.uk">conservation@northyorkmoors.org.uk</a>.</p>

## Consultation responses

### Parish

No objections.

### Highways

No objections. The access to the highway is constructed and the plans show that sufficient parking will be provided.

### Forestry

General advice received.

### Environmental Health

No objections in principle. The escape windows shown in the bedroom areas need to meet the minimum requirements for such windows.

### Third party responses

None.

### Publicity expiry

Advertisement/site notice expiry date: 29 April 2021

Photo showing principle elevation of proposed barn conversion.



Photo showing rear elevation of proposed barn conversion.



## Background

This application seeks planning permission for the conversion of an attached outbuilding to form holiday accommodation at Northfield Granary, Suffield. Northfield Farmhouse is a Grade II Listed, Early Nineteenth Century property and the building that is the subject of this application is considered to be part of the statutory listing under Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The existing building is a redundant agricultural building constructed of local coursed stone with a timber roof structure beneath red clay pantiles. The building is located within a range that formed the original farmstead, the majority of which has now been converted to residential and commercial uses. A range of agricultural buildings remain to the north-east of the site.

This application originally sought the creation of 2 no. holiday units but has since been amended to 1 no. holiday unit with associated parking.

## Main issues

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design), Strategic Policy I (The Historic Environment) and Policy CO12 (Agricultural Conversions).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

Strategic Policy I states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate enhancement of the historic environment.

Policy CO12 states that the conversion of existing buildings in the open countryside will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape. The building should be structurally sound and capable of conversion without substantial rebuilding and must be appropriately sized for its intended use without the need for significant alterations or extensions. The building should be located within an existing group of buildings and the proposals should be of a high quality design that reflects the form and character of the building.

This application has been supported by an Engineer's Report concluding that the former barn is structurally sound and capable of conversion without the need for rebuilding. As shown above, the building is attached to a range of agricultural, commercial and residential buildings and would be served by the existing access and facilities. It is proposed to remove the existing pole barn to the east of the building and provide 2 no. car parking spaces which the Local Highway Authority have confirmed would be sufficient for this development. The building is a designated heritage asset retaining much of its traditional character and appearance and is therefore considered to be of historic and architectural interest.

As originally proposed, the application sought to create 2 no. holiday units by subdividing the building and existing entrance, introducing 4 no. new openings and retaining 4 no. unauthorised rooflights. The Authority advised that this proposal did not accord with the principles set out within Part Four of the NYM Design Guide, Policy CO12 or Strategic Policy I due to the extent of proposed alterations and the harm caused to the character and appearance of the designated heritage asset.

Following negotiations with Officers, the application has been amended and now proposes to create 1 no. holiday let, re-opening a previously blocked opening, removing the 4 no. unauthorised rooflights and installing 2 no. new conservation style rooflights to provide escape in the case of a fire. The large full height entrance will be retained and glazed to provide natural light to the majority of the ground floor. All windows and doors will be suitably recessed to retain their agricultural character and will be constructed of timber and stained dark brown.

The application also proposes to install an air source heat pump to the rear of the conversion. The Authority's Building Conservation team have raised no objections to this proposal which will be discretely sited and will improve the sustainability of the development.

As amended, the application is considered to represent a sensitive and considered approach to the conversion of this curtilage listed building which complies with the relevant NYM Policies. The Parish Council have raised no objections and the Authority's Building Conservation team are satisfied with the amended plans.

For the reasons outlined above this application is recommended for approval.

#### **Pre-commencement conditions**

N/A

#### **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 amendments to the design and layout of the proposals, so as to deliver sustainable development.