

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0049/LB

**Development description:** Listed Building consent for conversion of barn to form single holiday letting cottage, 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	TIME02	<p>Standard Three Year Commencement Date - Listed Building</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>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</p>																		

		directly fixed to the stonework by means of gutter spikes with no 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	Black Painted Cast Iron Rainwater Goods  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.
6	MATS62	Window/Door Frames to be Painted Wood  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.
7	MATS44	Windows - Specify Details of Colour/Finish  All new window frames in the development hereby approved shall be coloured 200mm 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.
8	MATS54	Trickle Vents Shall Not be incorporated into Windows  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.

### Reasons for conditions

Reason number	Reason code	Reason text
1	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.
5	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.
6	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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**Informatives**

Informative	Informative	Informative text
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number	code	
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.

### 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 front elevation of proposed barn conversion.



Photo showing interior of proposed barn conversion with blocked window and pipe to be removed.



## Background

This application seeks Listed Building Consent for alterations to an attached outbuilding to accommodate its conversion into 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

### Statutory Duties

Section 16, paragraph 199 of the National Planning Policy Framework 2019 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 16, paragraph 200 of the National Planning Policy Framework 2019 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Authority has a statutory duty to protect Listed Buildings within the Park as they form part of the significance of the built and cultural heritage of the North York Moors. These buildings represent a significant part of the history and culture of the National Park and their considerable importance, once lost, cannot be replaced.

The Authority has a general duty in respect of listed buildings in its exercising of planning functions as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### NYMNPAs Policies

The most relevant policy contained within the North York Moors Local Plan to consider in relation to this application is Strategic Policy I (Historic Environment).



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.

## Conclusion

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 due to the extent of the proposed alterations, including the subdivision of the open space and loss of historic fabric, this proposal would harm 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.

Internally, the character of the former barn has been retained with a largely open plan arrangement and the use of mezzanine floors to ensure that the full height of the space and character of the timber roof structure can be appreciated. The building will be repointed in non-hydraulic lime and insulated using Eden Lime Insulation with a lime wash finish, with the exception of one wall which will be left exposed to retain the character of the original building. The proposed materials would ensure breathability, providing future protection to the fabric of the building while promoting its continued use.

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 National and Local 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.