

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0742/FL

**Development description:** installation of air source heat pump

**Site address:** Manor Farm Cottage, Newholm,

**Parish:** Newholm-Cum-Dunsley

**Case officer:** Miss Kelsey Blain

**Applicant:** Mr Tim Richardson

Manor Farm Cottage, Newholm, Whitby, North Yorkshire, YO21 3QY

**Agent:** Mr Ron Henderson

35 Uplands Way, Gateshead, Tyne and Wear, NE9 7NQ

## 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                | 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                | MATS00         | <p>All trunking associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>   |
| 4                | MISC14         | <p>Use of Equipment Ceasing</p> <p>If the use of the air source heat pump hereby approved permanently ceases, it shall be removed from the site within 6 months of that cessation and the yard and wall shall, as far as practical, be restored to their condition before development took place.</p>  |

### Reasons for conditions

| Reason number | Reason code | Reason text   |
|---------------|-------------|---|
| 1             | TIME01      | <p>To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.</p>  |
| 2             | PLAN01      | <p>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.</p> |

|   |        |  |
|---|--------|--|
| 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 | MISC07 | In order to return the land to its former condition and comply with the provisions of NYM Strategic Policy A which seeks to conserve and enhance the landscape of the National Park.   |

## Consultation responses

### Parish

No objections.

### Environmental Health

No comments received.

### Third party responses

None.

### Publicity expiry

Advertisement/site notice expiry date: 02 November 2021

Photo showing rear elevation of Manor Farm Cottage, Newholm.



## Background

Manor Farm Cottage is a Grade II Listed late Eighteenth Century property located to the south of Newholm. The property is constructed of ashlar stone under a pantile roof with 2 no. attached converted outbuildings, now dwellings, to the south. The front of the property has retained a traditional appearance with four pane vertically sliding timber sashes while the rear elevation has a more informal character with multi-paned timber casement windows.

Planning permission and Listed Building Consent were granted in 1990 for alterations to the property to facilitate the conversion of the adjacent outbuilding and sub-division into 2 no. dwellings, including the installation of 2 no. rooflights in the property's rear elevation.

This application seeks planning permission for the installation of an air source heat pump to the rear of the property.

## 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), Policy ENV 8 (Renewable Energy) and Policy CO17 (Householder Development).

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.

Policy ENV8 is supportive of small scale renewable energy developments which contribute towards meeting domestic energy needs, provided that they are of a scale and design appropriate to the locality and that provision is made for the removal of the facilities and reinstatement of the site should the development cease to be operational.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things, the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.

The proposed air source heat pump would be located at ground level to the rear of the property and would be largely obscured from view by the single storey projection to the north of the dwelling and the erection of a 1.8 metre high timber fence on the boundary with the neighbouring property. The unit would have an overall height of 0.74 metres and is considered to be of an appropriate massing and design so as not to detract from the character and appearance of the main dwelling and would have no adverse impact on neighbouring amenity levels being located 8 metres from the neighbouring property.

For the reasons outlined above, this application is considered to accord with Strategic Policy C, Policy ENV8 and Policy CO17 and is therefore 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.