

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0743/LB

**Development description:** Listed Building consent for installation of air source heat pump, internal radiators following removal of storage heaters and replacement cyclinder

**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	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	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	TIME02	<p>To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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</p>

		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	MISC07	In order to return the land to its former condition and comply with the provisions of NYM Strategic Policy A and Strategic Policy I which seek to conserve and enhance the landscape and cultural heritage of the National Park.

### Consultation responses

#### Parish

No objections.

#### 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 Listed Building Consent for the installation of an air source heat pump to the rear of the property and replacement radiators and cylinder.

## 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.

### NYMNPA 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

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 property.

The Authority's Building Conservation team have confirmed that they have no objections to the proposals and it is not considered that the replacement radiators and cylinder would harm the historic or architectural significance of the Listed Building.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.