

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0926/NM

Development description: non material amendment to planning approval NYM/2019/0382/FL to allow alterations to bi-fold doors and design of east elevation of single storey barn conversion

Site address: High Laithes Farm, Hawsker

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Hilary Saunders

Applicant: Mr Robert Brayshaw
High Laithes Farm, Hawsker Lane, Whitby, YO22 4JZ

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment for the alterations to bi-fold doors and design of east elevation of single storey barn conversion as shown on the plan received on 29 November 2021.</p> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2019/0382/FL.</p>

Informative

In order to protect the nocturnal wildlife and the quality of the dark night skies above the National Park we recommend a solar control film to be applied to the glazing hereby permitted

Consultation responses

Parish

No objections

Third party responses

None

Publicity expiry

N/A

Gable end to be change from glazed doors across width to include glazed gable in oak frame



Background

High Laithes Farm comprises a small traditional farm house of stone and pantile construction, together with a range of traditional stone and pantile outbuildings and the remains of a steel framed agricultural building.

The property is accessed off Hawsker Lane which leads to Whitby Abbey and a bridleway runs along the track immediately to the south of the range of buildings.

Planning permission was granted in 2019 to construct a two storey rear extension, replacement porch and single storey side extension to the house, to provide extended living/dining area and WC at ground floor and third bedroom with en-suite at first floor and also for the conversion of the two traditional farm buildings into one three bed and one two bed holiday cottage.

This application seeks approval for a non-material amendment relating to the fenestration details of the eastern gable of the single storey outbuilding to be converted into holiday accommodation. Rather than glazing across the width up to the height of the top of the doors it is proposed to glaze the gable, similar to the rear gable of the main house.

Main issues

The principle of the conversion has already been established by the granting of planning permission in 2019.

This non-material minor amendment seeks approval for alterations to the fenestration including the glazing of the upper part of the cart doors which are currently clad in profile metal sheeting.

The proposed alterations to the fenestration, would not materially affect the overall character of this development and the design would be similar to that approved on the main house.

Consequently, it is agreed that the alterations comprise a non-material amendment and approval is recommended.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.