

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0192

Development description: conversion of store to living accommodation

Site address: Raincliffe Barn, Low Road, Throxenby,

Parish: Newby and Scalby

Case officer: Miss Lucy Gibson

Applicant: Mr Andrew Brockway

Raincliffe Barn, Low Road, Throxenby, Scarborough, YO12 5TD

Agent: Victoria Wharton Architectural Design

7 Red Scar Lane, Newby, Scarborough, YO12 5RH

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

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>Proposed ground floor plan</td> <td>21/06- 04</td> <td>04 March 2022</td> </tr> <tr> <td>Amended plans</td> <td>21/06 - 05 Rev B</td> <td>24 May 2022</td> </tr> </tbody> </table> <p>Email from agent to case officer dated 27 April 2022 confirming the omission of the shed/store from the proposals.</p> <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	Proposed ground floor plan	21/06- 04	04 March 2022	Amended plans	21/06 - 05 Rev B	24 May 2022
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Proposed ground floor plan	21/06- 04	04 March 2022									
Amended plans	21/06 - 05 Rev B	24 May 2022									
3	MATS00	<p>The external face of the frame to all new glazed openings hereby approved shall be set in a reveal as far as is practically possible 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>									
4	MATS00	<p>All new doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung. Within six months of the date of their installation they shall be coloured light or dark grey, dark brown, dark green or black and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>									
5	GACS00	<p>No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant and no other lighting shall</p>									

		be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6	HWAY00	Within three months of the date of this permission, the access to the site at Raincliffe Barn must be amended so the final surfacing within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason(s) for condition(s)

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	PLAN00	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.
1	MATS00	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.
3	MATS00	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	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
5	HWAY00	In accordance with NYM Policy CO2 and to ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience

		of all highway users.
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Informative(s)

Informative number	Informative code	Informative text
1	INFO0	<p>Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council’s web site:</p> <p>https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf</p> <p>The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>
2	INFO0	<p>In order to safeguard the quality of the dark night skies and night time environment for nocturnal species, the applicant is advised to ensure the enlarged areas of glazing and new glazing serving the development hereby approved is treated or shielded to minimise light spill (through tinting, or use of electronically controlled blinds or smart glass).</p>
3	MISCINF01	<p>Bats</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>
4	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as</p>

		<p>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 http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
5	INFO0	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>

Consultation responses

Parish

No comments received

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 03 May 2022



Photograph showing the east elevation of Raincliffe Barn and the carport opening.



These photographs show the west elevation of Raincliffe Barn with the carport/ storage area and workspace to the right.

Background

Raincliffe Barn is a Grade II Listed barn conversion constructed from sandstone under a pantile roof, believed to date from the mid-18th Century. The site is located on Low Road in an isolated position in Throxenby, to the west of Scarborough. Raincliffe barn is the right-hand dwelling of two, created from a 'U' shaped agricultural barn. The building is set within substantial grounds and has been the subject of numerous planning applications.

Planning permission and Listed Building Consent were originally granted in 1999 and amended in 2004 for the whole site to be converted from disused agricultural buildings to 2 no. residential/ workspace units. Condition 10 of the 2004 consent outlined that the property must not be occupied in advance of the workshop unit being used. In 2008, as this condition was in breach, an amended scheme was submitted and subsequently approved. This allowed the workshop to be converted to an office workspace to be used by an occupant of Raincliffe Barn for employment uses, ancillary to the use of the dwelling to which it is attached. Condition 12 of this application also requires the retention of the car port area for the parking of vehicles.

Permission was also granted in 2011 for the erection of a garden shed, located to the northwest of the curtilage.

As originally submitted, this application sought planning permission for the both the conversion of the store/ car port to additional habitable accommodation and the construction of a shed at Raincliffe Barn. Following Officer negotiations, this element of the application was omitted.

As such, this application now seeks planning permission for the conversion of the store/ car port area to additional habitable accommodation only.

There is an associated Listed Building Consent application under the reference NYM/2022/0206.

Main issues

Local Plan

The relevant NYM Local Plan Policies to consider with this application are Policy CO12 (Conversion of Existing Buildings in the Open Countryside), Policy CO17 (Householder Development) and Strategic Policy I (The Historic Environment) together with the advice contained within Part Four of the Authority's adopted Design Guide (The Re-Use of Traditional Rural Buildings).

Policy CO12 - seeks to permit such development only where the building is of architectural or historic interest and makes a positive contribution to the landscape and

special qualities of the National Park, is structurally sound and capable of conversion without substantial rebuilding, is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings, is of a high quality design retaining existing external features which contribute significantly to the character of the building including original openings and roofing materials and does not lead to changes in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape

Policy CO17 - seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension and the design and detailing should complement the architectural form and character of the original dwelling.

Strategic Policy I seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

This application comprises a scheme to convert the car port/ store to form additional living accommodation, relocating the kitchen from its current location to this area. The car port is located within the linear form of the former barn, between the workshop area and main dwelling.

The conversion would include the installation of fully glazed units to the openings to the west elevation, with a fully glazed patio door to the larger opening. The east elevation would include a partially glazed opening with boarded fixed timber doors below and opening boarded timber doors above. The glazing would be set back within the reveals as far as practically possible, to create shadow lines, minimise reflections and lessen the visual impact. The design of the timber door to be installed would also match the design of the adjacent garage door. It is also proposed for these features, and the existing doors and windows to be painted Farrow and Ball's French Grey.

It is considered the proposed alterations would respect the linear form and features of the architecturally and historically significant former barn, making use of the existing openings.

In respect to the principle of converting the car port/ store to additional living accommodation, the development would be in accordance with the limit set by Policy CO17 and would only increase the total habitable floorspace by 20%.

Further to this, whilst the works would result in the loss of a storage area, there is a shed sited within the curtilage which still allows for some storage space. However, the applicant should be aware that it is highly unlikely the Authority would support further detached storage buildings within the curtilage, as an additional shed would be contrary to the Authority's Design Guide Part 4 and would undermine the rural character and setting of the building.

The Authority's Ecologist initially raised concerns regarding the introduction of a large, glazed area to the west elevation in relation to the impact on the dark night skies. The applicant has confirmed full blinds will be used for the whole west elevation. Whilst it is understood that relying on human behaviour to mitigate light spillage is less than optimal, the property is in close proximity to Scarborough. Therefore on balance, the impact on dark skies qualities will be less pronounced. Further to this, a condition for no lighting and an informative detailing the uses of a solar control film has been included to this decision notice.

The Local Highways Officer has no concerns with the conversion of the carport to additional living accommodation. However, they expressed concerns regarding the loose gravel which is being dragged onto the highway. Therefore, as suggested by the Local Highways Officer, a condition has been applied to this decision.

There have been no other comments or representations received in response to this application. The Authority's Building Conservation Officer also has no objections to the works.

To conclude, the works proposed would be of a high quality in design and would complement both the character and form of the architecturally and historically significant Grade II Listed former barn and its setting within the landscape. It is also anticipated there will be no additional harm to neighbouring amenity. The application is therefore considered to be in accordance with Policy CO12, CO17 and Strategic Policy I.

In view of the above, approval is recommended.

Pre-commencement conditions

None.

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 the omission of the shed element and the design of the boarded timber door, so as to deliver sustainable development.