

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0408

Development description: relocation of existing cellar cooling unit to side elevation with new timber boxing surround

Site address: The Station Tavern, Front Street, Grosmont

Parish: Grosmont

Case officer: Miss Lucy Gibson

Applicant: Punch Limited

fa: Mr Wayne Hunt, Jubilee House, Second avenue, Burton-Upon-Trent, DE14 2WF

Agent: NanuSoda Ltd

fa: Mr Peter Bell, The Studio, 34 Smyth Street, Wakefield, WF1 1ED

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 | 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> |

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. |

Consultation responses

Parish

No comments received

Highways

No comments received

Environmental Health

No objections

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 07 July 2022



This photograph shows the front and side elevation of The Station Tavern, Grosmont. The cellar cooling unit can be seen behind the railings.

Background

The Station Tavern is a Grade II Listed public house located in the centre of Grosmont. The building is constructed from tooled sandstone with timber boxed eaves and a pantile roof. Believed to be constructed in 1835, the building is closely linked to the construction of Grosmont Station and the Whitby and Pickering Railway.

The Station Tavern has a substantial planning history, including an array of Advertisement Consents and Listed Building Consents for internal and external works.

This application is the result of prior correspondence with the Authority where it was highlighted that the existing location of the cooling unit is inappropriate to the character and appearance of the Listed Building and its wider setting.

This application seeks planning permission for the relocation of the existing cellar cooling unit to the side elevation with a new timber box surround.

There is an accompanying Listed Building Consent application under the reference NYM/2022/0409

Main issues

Local Plan

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Design), Strategic Policy I (The Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage)

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.

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.

Policy ENV11 seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance. In order to accept any loss or harm proposals will be required to present clear and compelling justification for the development, including the public benefits which will arise from the proposal. This includes assets which are recognised through formal designation such as Listed Buildings and Conservation Areas which benefit from statutory protection, but also non-designated assets of local or regional significance that contribute to the special qualities of the National Park.

The existing location of the cellar cooling unit is considered to be harmful to the character and appearance of the Grade II designated asset. Therefore, its relocation to the south facing elevation, with the introduction of a timber surround would result in it being much less visible. The unit would be fixed to the building between the ground floor windows.

The works would cause no additional harm to neighbouring amenity and the Authority's Building Conservation team are supportive of the development. There have also been no other comments or representations submitted in response to this application.

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