

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0529

Development description: conversion of barn to form one holiday let unit, with associated landscaping

Site address: Priory Farm, Grosmont

Parish: Grosmont

Case officer: Miss Megan O'Mara

Applicant: The Grosmont Estate
c/o The Planning and Design Associates, The Chicory Barn Studio, Moor Lane, Stamford Bridge, York, YO41 1HU

Agent: The Planning And Design Associates
fao: Mr Paul Nicholas, The Chicory Barn Studio, Moor Lane, Stamford Bridge, York, YO41 1HU

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="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>GMV-455-05-01 Rev A</td> <td>30 September 2022</td> </tr> <tr> <td>Amended plans & elevations & parking</td> <td>GMV-455-05-03 Rev A</td> <td>30 September 2022</td> </tr> <tr> <td>Structural Survey, & Planning Statement</td> <td>N/A</td> <td>6 June 2022</td> </tr> </tbody> </table> <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	Location Plan	GMV-455-05-01 Rev A	30 September 2022	Amended plans & elevations & parking	GMV-455-05-03 Rev A	30 September 2022	Structural Survey, & Planning Statement	N/A	6 June 2022
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Structural Survey, & Planning Statement	N/A	6 June 2022												
3	RSU011	<p>Use as Holiday Accommodation Only - Outside Villages</p> <p>The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year. The unit hereby approved shall form and remain as part of a single planning unit with the dwelling known as Priory Farm, Grosmont.</p>												
4	WPDR01	<p>Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained</p>												

		from the Local Planning Authority.
5	MATS03	<p>Stonework to Match</p> <p>All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.</p>
6	MATS16	<p>Handmade Clay Pantiles to be Used</p> <p>The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7	MATS30	<p>Doors - Details of Construction to be Submitted</p> <p>No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
8	MATS33	<p>Doors - Finish to be Agreed</p> <p>No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
9	MATS40	<p>Detailed Plans of Window Frames Required</p> <p>No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance</p>

		with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10	MATS43	<p>Windows - Submit Details of Colour/Finish</p> <p>No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
11	MATS47	<p>Window Frames in Reveals - Specify Set Back (insert)</p> <p>The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm 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>
12	MATS54	<p>Trickle Vents Shall Not be incorporated into Windows</p> <p>Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.</p>
13	MATS70	<p>Guttering Fixed by Gutter Spikes</p> <p>The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
14	MATS72	<p>Black Coloured Rainwater Goods</p> <p>The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
15	MATS73	<p>External Fixtures</p> <p>No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all</p>

		external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
16	MATS00	The 1.5m post and rail boundary fence and associated pedestrian gate shall be stained dark brown or left to weather naturally, and shall be maintained as such in perpetuity.
17	LNDS10	<p>Details of Hardsurfacing to be Submitted</p> <p>No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p>
18	GACS07	<p>External Lighting - Submit Details</p> <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 installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.</p>
19	MISC00	All parking associated with the holiday let unit hereby approved shall be accommodated for within the farmyard of Priory Farm, Grosmont. No parking of vehicles is to take place on land south of the road that divides Priory Farm from the development site.

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.

3	RSU000	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE4 and to ensure that a traditional rural building is conserved in line with Policy CO12.
4	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
5	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7	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.
8	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.
9	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.
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16	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.
17	LNDS00	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
18	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents and to comply Policy ENV4 which seeks to conserve and enhance the quality of the National Park's Dark Night Skies.
19	MISC00	In accordance with Policy CO2 of the North York Moors Local Plan and in the interests of highway safety.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF02	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

Consultation responses

Parish

Object – 7 October 2022 - The council are against this due to the amenity space, access and landscaping and feel it is totally unacceptable.

Highways

Comments – 17 August 2022 – original scheme - The proposed amount of off-street parking is expected to be adequate for the size of the dwelling. The visibility for drivers leaving the access, been located on the outside of the bend, is ample. The visibility for a driver approaching from Egton to turn right into the site would be looking over the land on the inside of the bend. This land is shown as being within the applicants control and would be included in any highway recommendations to be kept clear. A new metalled surface for access across the highway grass verge would be required. The LHA is greatly concerned about the amount of building up of ground levels of the surface that would be required to avoid the surface water run-off from the carriageway going into the application site. The LHA would require further details about the access to demonstrate the drainage arrangement and to alleviate the above concern before making any further recommendations

Environmental Health

No objections – 11 October 2022

Third party responses

No responses.

Publicity expiry

Advertisement/site notice expiry date: 6 September 2022



This photo shows the front of the building as existing.



This photo shows the rear of the building as existing.

Background

Priory Farm comprises a Grade II listed farmhouse and attached farm building, together with a number of agricultural outbuildings, in mixture of both traditional and modern construction. The site has a very limited planning history.

South of the main farmstead is a small outbuilding on the edge of a field, separated from Priory Farm by the public Highway. This application originally proposed a scheme to convert the building into a permanent dwelling with the creation of an access and a domestic curtilage. The Authority advised the applicant that it was not possible to support the original scheme due to conflict with the Authority's adopted policies and as such revised proposals were submitted.

The revised scheme submitted under this application seeks planning permission for the conversion of the existing building to form a single unit of holiday accommodation. There is to be no vehicular access or the creation of a curtilage, the landscaping will simply create a pedestrian access to the building. All parking and other amenities such as storage, is to be accommodated for within the farmyard of Priory Farm.

Main issues

Local Plan Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy 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. 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 relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Policy CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy states that development will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding and the building must be appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. The development must be of high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

Strategic Policy J relates specifically to tourism and recreation. The policy states that development will be supported where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset and where it provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents. The development should be of high quality, scale and design that takes into account and reflects the sensitivity of the local landscape. The development must not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way and must not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Discussion

The building is severed from the main farmstead by a public Highway. Policy CO12 is clear that in order for development to be supported, the building is located within an existing group of buildings that have a close physical and visual relationship to each other. It is also essential that the proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings. There was concern from Officers that the conversion of this building would result in an encroachment of domestic activity into the open countryside, given that the building is detached from the main farmstead. However, it was considered that following the submission of a revised scheme which omits the creation of a curtilage and access, the overall visual impact is reduced. The building, whilst separated by the road, is still clearly associated with Priory Farm and so it is not considered that the principle of conversion would be detrimental. This is mitigated by the fact that there are to be very minimal alterations to the exterior of the building and the surrounding land, so as to retain the existing character and form as far as possible. The proposals make use of the existing openings and the only other external changes are some post and rail fences, a pedestrian path and the replacement windows and doors. As such, it is considered that the development adheres to the Authority's adopted policies and Design Guidance. The unit is tied to the main farm and all parking associated with the holiday let is to be

accommodated for within the main farmstead. The Officer Site Visit endorses the brief nominal structural survey.

The Highways Authority has concerns regarding the creation of vehicular access, however the amended scheme omitted this element of the proposals and so Highways concerns have been overcome.

The Parish Council objected to the first scheme, stating that they were against the proposals due to the amenity space, access and landscaping and felt it was totally unacceptable. The revised scheme omits the amenity space, access and landscaping and so it is considered that the concerns of the Parish Council have been addressed and therefore their objection overcome.

In view of the above, the application is recommended for approval.

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 amended use and landscaping, so as to deliver sustainable development.