

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0095

Development description: removal of existing conservatory roof, replacement with GRP roof and installation of flue

Site address: Falcon Inn, Whitby Road, Cloughton,

Parish: Staintondale

Case officer: Mrs Hilary Saunders

Applicant: The Grainary, Harwood Dale Ltd
Falcon Inn, Whitby Road, Cloughton, Scarborough, YO13 0DY

Agent: Mick Paxton Architects Ltd
fao: Mick Paxton, Studio 302, Woodend Creative Centre, The Crescent, Scarborough, YO11 2PW

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	GPMT27	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
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Document title

1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.

Consultation responses

Parish

No objections

Natural England

No objections

Third party responses

None received.

Publicity expiry

Site notice expiry date – 7 April 2023

View of front elevation from road roof of porch/front conservatory to be replaced with grey grp roof (will appear as standing seam roof)



Background

The Falcon Inn comprises a substantial public house facility with holiday accommodation also provided. It is located off the A171 at the Northern end of Cloughton.

The site has a complex planning history.

This application seeks consent to replace the existing glazed roof of the front conservatory of the pub building, with a rolled grp roof which would have the appearance of standing seam lead roof. It is also proposed to install a flue to serve a wood burner in the conservatory.

The conservatory area forms the main entrance to the building.

Main issues

Local Plan

Strategic Policy C -Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Strategic Policy J - Tourism and Recreation - seeks to support such development 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; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

Material Considerations

The proposed development is required to improve the entrance facilities. The re-roofing with rolled grp is considered to improve the appearance of the front elevation and improve the interior space (seating/dining area) to the benefit of the pub. The flue would be visible from the road but due to the mixture of roofscapes on the front elevation, and providing it is coloured matt black, would not be unduly intrusive in the immediate or wider locality.

The development is therefore considered to be in accordance with Strategic Policies C and J of the NYMLP and approval is recommended.

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.