

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0152

Development description: Listed Building consent for conversion of agricultural outbuildings into three holiday letting units

Site address: Prospect House Farm, Hay Lane, Scalby,

Parish: Newby and Scalby

Case officer: Mrs Jill Bastow

Applicant: Mr & Mrs Joe & Kimberley Marshall
Prospect House Farm, Hay Lane, Scalby, Scarborough, YO13 0BH,

Agent: MWCF Ltd
15 The Lane, Mickleby, Whitby, TS13 5LU, England

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text															
1	TM02	The works authorised by this consent shall begin not later than three years from the date of this consent.															
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Layout</td><td>PHF-TBC-300 A</td><td>24 May 2023</td></tr><tr><td>Proposed Elevations</td><td>PHF-TBC-301 A</td><td>24 May 2023</td></tr><tr><td>Proposed Site Plan</td><td>PHF-TBC-400 A</td><td>24 May 2023</td></tr><tr><td>Proposed Landscaping</td><td>PHF-TBC-500 A</td><td>24 May 2023</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Proposed Layout	PHF-TBC-300 A	24 May 2023	Proposed Elevations	PHF-TBC-301 A	24 May 2023	Proposed Site Plan	PHF-TBC-400 A	24 May 2023	Proposed Landscaping	PHF-TBC-500 A	24 May 2023
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3	BC05	No work shall commence to demolish and reconstruct the stone arches or the walls identified for rebuilding in the Structural Condition Report by Colin Fenby Design and Consultancy Services dated 24 Feb 2023 until a statement detailing the method of dismantling and reconstructing has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the reuse of the existing materials, safeguarding of materials, details and position of any new materials. The work shall not be carried out otherwise than in accordance with the details so approved.
4	BC06	This consent has been granted in accordance with the details specified in the Structural Condition Report by Colin Fenby Design and Consultancy Services dated 24 Feb 2023. More extensive works of demolition, alteration or rebuilding that does not accord with these details will render the permission invalid and will require a further grant of Listed Building consent from the Local Planning Authority.
5	MC00	There shall be no insertion of a damp proof course. Such work would require a further grant of Listed Building consent from the Local Planning Authority.
6	BCMT04	No work shall commence on the reroofing of the development hereby permitted until details of the type of slate and clay pantiles, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof slate and clay pantiles used shall accord with the approved details and shall be maintained in that condition in perpetuity.
7	BCMT05A	Any pointing in the development hereby permitted should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand). Joints in stonework should be carefully raked out utilising hand tools narrower than the width of the joint to a minimum depth of 1½ times the width of the joint or until sound mortar is reached. Power tools including drills, grinders must not be used. The pointing shall thereafter be so maintained in that condition in perpetuity.
8	MC00	No work shall commence on any dismantling of walls identified for rebuilding in the Structural Condition Report by Colin Fenby Design and Consultancy Services dated 24 Feb 2023 until a one metre square freestanding panel of stonework showing the

		<p>type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.</p>
9	BCMT09	<p>No work shall commence on the installation of any fenestration element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.</p>
10	GPMT11	<p>All new external doors, door frames, window frames and glazing bars shall be of timber construction and no other materials shall be used.</p>
11	GPMT12	<p>No work shall commence to stain/paint the external doors and 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.</p>
12	GPMT14	<p>The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity.</p>
13	GPMT21	<p>No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be fixed or top-hung metal</p>

		conservation style and shall be installed in accordance with the approved details and maintained in that condition in perpetuity.
14	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.
15	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
16	MC02	The development hereby permitted shall be carried out in accordance with the mitigation and compensation measures set out in the submitted Barn Owl and Bat Survey reports by Wold Ecology Ltd dated June 2023.
17	MC03	A copy of the required European Protected Species Licence, including all appendices and supplementary documents, shall be provided to the Local Planning Authority prior to any works covered under the licence commencing.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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	RSN BC02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of Strategic Policy I and Development Policy ENV11 which seek to ensure that alterations do not have an unacceptable impact on the special historic or architectural interest of the building.
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6	RSN BCMT01	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 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	RSN BCMT01	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 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.
8	RSN BCMT01	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 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.
9	RSN BCMT02	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.
10	RSN BCMT02	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.

11	RSN BCMT02	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.
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16	RSN MISC06	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
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Informative(s)

Informative number	Informative code	Informative text
1	MC INF05	Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

Consultation responses

Parish

No objection

National Amenity Societies and Theatre Trust

No comments received

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 12 April 2023

South elevation of range of stone barns to be converted with blockwork shed to west end to be demolished and parking provided



North (farmyard) elevation of range of stone barns to be converted with storage retained at ground floor



North (farmyard) elevation of range of stone barns to be converted



North (farmyard) elevation of range of stone barns to be converted with storage retained at ground floor



East elevation of range of stone barns to be converted with blockwork lean-to to be demolished and main farmhouse (listed building to the north)



Background

Prospect House Farm lies some 2 km to the west of Scalby on the north side of Hay Lane. It is accessed via a long private drive of some 650 metres which runs parallel to Hay Lane but at a lower level below the wooded escarpment. In addition to the farmhouse, a grade II listed building, there is an extensive range of traditional stone farm buildings. A public bridleway passes along Carr Lane to the east of the farm which affords views of the farm and the woodland beyond.

Planning permission was granted in July 2022 for the siting of 2 no. glamping pods on the elevated land above the access track to the west of the main farmhouse and farm buildings at Prospect House Farm. Only one has so far been sited.

Listed building consent is sought for the conversion of the two storey traditional stone farm buildings to the south of the farmhouse into 3 one-bedroom holiday letting units, whilst retaining some ground floor space for storage in association with the proposed use and also the farm.

There is a companion application for planning permission.

Main issues

Local Plan

The relevant policies of the Local Plan against which to assess this application are considered to be Strategic Policy A - Achieving National Park Purposes and Sustainable Development; Strategic Policy C - Quality and Design of Development; Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity; Strategic Policy I - The Historic Environment; Policy ENV4 - Dark Night Skies; Policy ENV11 – Historic Settlements and Built Heritage; and Policy CO12 - Conversion of Existing Buildings in Open Countryside.

Discussion

The principle of the conversion of these curtilage listed buildings into short-term holiday letting accommodation is acceptable in principle under Policy CO12. The buildings are of architectural and historic interest and make a positive contribution to the landscape and special qualities of the National Park such that they are worthy of retention.

The buildings are structurally sound as demonstrated by a structural report and capable of conversion without the need for substantial rebuilding, significant alterations or any extension. Some repair of the stone arches is required along with repointing and reroofing works.

The scheme of conversion is considered to be of a high quality design that reflects the form and character of the buildings and retains existing external features which

contribute significantly to the character of the building including original openings with a limited number of new openings or rooflights proposed.

The Building Conservation Officer has made detailed comments on the proposals and the scheme has been amended to incorporate many of the suggestions, including the use of breathable insulation and the omission of the damp proof course. Joinery details and samples of the external materials are proposed as conditional requirements of any permission. The majority of the roofs have been replaced with modern materials and only a small area of historical lathe and plaster remains to unit 3. Whilst it would be desirable to retain this, as curtilage listed buildings, it is considered unreasonable to insist on the retention of existing timbers and reinstatement of the whole roof in lathe and plaster as the proposed works would not adversely affect either the health or the appearance of the buildings.

No change is proposed to the buildings' curtilage other than the removal of the modern lean-to sheds to the east and west elevations. At the eastern end the land will be stepped with the use of dry stone retaining walls and at the western end the land will be hard surfaced to provide visitor parking. A post and rail fence is proposed to the south to keep livestock away from the buildings. It is not considered that these alterations would adversely affect the character and appearance of the buildings or the surrounding landscape.

In conclusion it is considered that the proposed conversion of these curtilage listed buildings is of a high standard design that retains much of their character and appearance and preserves their setting in the wider landscape as required by the policies of the Local Plan. As such approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.