

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0571

Development description: insertion of two new windows and construction of porch

Site address: Hollins Farm House, Eskdaleside, Grosmont

Parish: Grosmont

Case officer: Miss Victoria Flintoff

Applicant: Mr Marcus Burnside

Hollins Farm House, Eskdaleside, Grosmont, Whitby, North Yorkshire, YO22 5PS

Agent: Sanderson Brown Ltd

fao: Mr Paul Brown, IT Centre, York Science Park, Innovation Way, York, YO24 2RS

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	GPMT03	All new external materials used in the development hereby permitted shall match that of the existing building including the colour and texture and finish and where these include stone and/or brick, the method of coursing and pointing in the local tradition.
4	GPMT11	All new doors, window frames and glazing bars shall be of timber construction and shall be maintained in that condition in perpetuity.

5	GPMT14	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.
6	GPMT20	Where external trickle vents are required, they shall be of the concealed type only 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.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
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	RSN GPMT01	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.
4-6	RSN 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.
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.
Informative(s)		
Informative number	Informative code	Informative text
1	MC INF02	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 to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or on the ground stability web site [http://www.groundstability.com/].
2	MC INF01	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.
3	MC INF 13	Swift 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/).

Consultation responses

Parish

No Objections.

Highways

No comments received.

Publicity expiry

10 October 2023

Front elevation of Hollins Farmhouse, showing proposed location of porch.



Side elevation of Hollins Farmhouse, showing proposed location of two new windows and the landscape they overlook (no neighbouring properties).



Background

Hollins Farmhouse is a vernacular stone and slate dwelling sited on Eskdaleside, overlooking and to the North East of Grosmont as you leave the village in the direction of Whitby. It would originally have been associated with Hollins Hall, Farm and other buildings of the same name associated with the Hall, but which have since been sold off.

Previous applications include alterations to the dwelling in 1976 followed by a double garage and driveway in 1978.

This application seeks permission for a porch to the front entrance to the property and two new windows at first floor level on the side elevation which overlooks the dale.

Main issues

Policy Context

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C relates to the quality and design of the development within the National Park. The policy seeks to ensure that proposals maintain and enhance 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.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the proposed scale, massing, height, form, position, and design does not detract from and complements the character and form of the original dwelling and its setting in the landscape. The Authority will permit schemes which are sympathetic to existing buildings, and which do not cause an unacceptable reduction in amenity either for the existing dwelling, or garden, or for neighbouring properties. All applications for planning permission should demonstrate that the principles in the Authority's Design Guide have been considered. Part 2 of the Authority's Design Guide is relevant to this application as it considers alterations and extensions to existing dwellings.

Material Considerations

This application seeks permission for a porch to the front entrance of the property and two new windows at first floor level on the side elevation which overlooks the dale. The porch will be of traditional construction, incorporating materials to match the existing dwelling such as stone, timber, and cast-iron rainwater goods. Similarly, the windows are a traditional style, comprised of timber sashes to match the window at ground floor.

In terms of Strategic Policy C and Policy CO17, the proposal reflects the vernacular architectural character of the property by facilitating a design which utilises traditional materials to match the host dwelling (stone, lime mortar, slate, timber and cast iron). The scale, form and massing of the porch is also proportionate to the rest of the house and would have no adverse impact on the character or amenity of the dwelling.

The proposed windows are of a very high quality, which reflect the likely original style of window, as seen locally. They have been designed to match the style of the window below. Whilst it was advised that it would be preferable for these windows not to have horns given that horns were only to add structure to larger single paned windows, it was considered that the additional weight of the panes, due to the double glazing, may require further structural support and the addition of horns would allow for that, as well as matching the window below. The windows will be comprised of timber and follow a traditional pattern, something not always required in non-listed and non-conservation area properties, so the high-quality design and materials is welcome. Trickle vents are to be concealed rather than exposed to allow natural ventilation.

Although the property is not located within a conservation area, the proposal sympathetically reflects the vernacular nature of the dwelling with high quality details and materials which has successfully considered the distinctive character of the National Park and specifically the local area of Grosmont and Eskdaleside.

Conclusion

It is considered that the proposal is of a high-quality design and reflects the vernacular character of the dwelling as well as the wider landscape which adheres to Strategic Policy C and Policy CO17 of the Authority's adopted policies, set out within the Local Plan. As such, the proposal is recommended for approval.

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.

Pre-commencement conditions

N/A

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

The applicant has considered the initial response and submitted additional joinery details and information. 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.