

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0697

**Development description:** re-roofing of barn, installation of air source heat pump, relocation of barn door and installation of solar panels to barn together with retrospective permission for 2 no. sheds and 1 no. chicken coop )

**Site address:** Hawthorn Hill Farm, The Long Barn, Green End, Goathland

**Parish:** Goathland

**Case officer:** Miss Lucy Gibson

**Applicant:** Becky & Paul Hewitt & Bullimore  
Hawthorn Hill Farm, The Long Barn, Green End, Goathland, Whitby, YO22 5LL

**Agent:** Samuel Kendall Associates Limited  
fao: Mr Stephen Samuel RIBA, The Old Forge, Main Street, Catwick, Beverley, HU17 5PH

## 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                    | 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>Document/Drawing No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Amended plans</td> <td>2021/92 – 8 Rev C</td> <td></td> </tr> <tr> <td></td> <td>2021/92 – 11 Rev A</td> <td></td> </tr> <tr> <td></td> <td>2021/92 – 12 Rev A</td> <td></td> </tr> <tr> <td></td> <td>2021/92 – 12</td> <td>24 November 2022</td> </tr> </tbody> </table> <p>Plans amended by email from agent to case officer dated 15 December 2022 stating that all works to the fenestration, reroofing works to the dwelling and the works to install solar PV equipment to the dwelling are omitted.</p> <p>Air source heat pump specification N/A 24 November 2022</p> | Document Description | Document/Drawing No. | Date Received | Amended plans | 2021/92 – 8 Rev C |  |  | 2021/92 – 11 Rev A |  |  | 2021/92 – 12 Rev A |  |  | 2021/92 – 12 | 24 November 2022 |
| Document Description | Document/Drawing No. | Date Received   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
| Amended plans        | 2021/92 – 8 Rev C    |   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
|                      | 2021/92 – 11 Rev A   |   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
|                      | 2021/92 – 12 Rev A   |   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
|                      | 2021/92 – 12         | 24 November 2022  |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
| 3                    | MCO0                 | The solar panels hereby approved shall have black frames and thereafter be so maintained.   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
| 4                    | MCO0                 | If the use of the solar panels and air source heat pump hereby approved permanently ceases, they shall be removed from the roof within 12 months of that cessation and the roof shall, as far as practical, be restored to its condition before development took place.   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |
| 5                    | MCO0                 | The roof of the development hereby permitted shall be coloured dark grey and shall be maintained in that condition in perpetuity.   |                      |                      |               |               |                   |  |  |                    |  |  |                    |  |  |              |                  |

### Reason(s) for condition(s)

| Reason | Reason | Reason text |
|--------|--------|-------------|
|        |        |             |

| number | code       |  |
|--------|------------|--|
| 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 MISC00 | In order to comply with Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.  |
| 4      | RSN MISC00 | In order to return the land to its former condition and comply with the provisions of Policy ENV8 and Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.  |
| 5      | 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. |

#### 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. |

## Consultation responses

### Parish

No comments received

### Highways

No comments received

### Natural England

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

### Third party responses

#### Mrs Nicholson of Hawthorn Hill, Goathland

As neighbours to Long Barn we fully support the proposed plans NYM/2022/0697. The alterations suggested are sensitive to the area and history of the building, with the edition of improvements to reduce the carbon footprint. The applicants have maintained good communication about their proposed plans with neighbours and are active members to the local community.

### Publicity expiry

Advertisement/site notice expiry date: 10 November 2022



This photograph shows the dwelling, The Long Barn and the access track running from the north.



This photograph shows the rear elevation of the timber barn and pole barn to the south of the dwelling, and the siting of the proposed solar panels to the roof.





This photograph shows the rear curtilage of The Long Barn and the existing 2 no. unauthorised sheds for which retrospective permission is sought.

## Background

The Long Barn is a traditionally constructed former agricultural barn located in open moorland approximately 0.6 miles north of Goathland. The building is of a stone construction in a linear formation with timber windows and doors, an internal garage and associated modern timber barn and open pole barn to the south. The site is in close proximity to the Grade II Listed Hawthorn Hill Farmhouse, sited 30m to the east. A PRow runs along the north of the site, however it is not considered this would be affected.

Planning approval was granted in 1999 for conversion to habitable accommodation, with a separate curtilage formed from Hawthorn Hill Farmhouse. All permitted development rights were removed as part of this application.

As originally submitted, the application sought approval for works to replace all the existing fenestration with triple glazed timber windows, replacement of existing asbestos cement sheeting to barn roof with insulated metal roofing, relocation of barn door, installation of an air source heat pump and installation of solar panels to dwelling and barn.

Following Officer and Building Conservation Officer concerns regarding the adverse impact to the character, appearance and historical significance of the site, amended plans were submitted that sought consent for the reroofing of the barn, installation of air source heat pump, relocation of barn door and installation of solar panels to timber barns only together with retrospective permission for 2 no. sheds and 1 no. chicken coop.

## 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), Policy CO17 (Householder Development) and Policy ENV8 (Renewable Energy).

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 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.

Policy ENV8 sets out that proposals for the generation of renewable energy will only be permitted where it is of a scale and design appropriate to the locality and contributes to meeting energy needs within the National Park; respects and complements the existing landscape character; does not result in an unacceptable adverse impact on the special qualities; provides environmental enhancement or community benefits wherever possible; and makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.

The proposed works, in their amended form, are considered to represent a sensitive approach to upgrading the energy efficiency of the site.

The location and specification of the Air Source Heat Pump is considered to be appropriate and no negative impacts to neighbouring amenity are anticipated. It is also considered that the proposed solar panels to be installed on the south roof elevation of the modern timber barn and pole barn and the replacement dark grey metal roof covering to these buildings would cause no adverse impacts to the character and appearance of the site, neighbouring Grade II Listed farmhouse and wider locality.

On the basis that all permitted development rights were removed as part of the 1999 application for the conversion of the barn, the 2 no. garden sheds and 1 no. chicken coop located south of the timber barn are considered to be unauthorised. Whilst the site is at risk of appearing cluttered, it is considered on balance that the very modest sheds and chicken coop do not cause unacceptable harm to the character and appearance of the site or locality and therefore it is recommended that retrospective permission is granted.

The Authority's Building Conservation Officer has also confirmed that they have no objections to the amended plans.

Overall, the works are considered to accord with the Authority's Adopted Policies and as such, 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 recommended changes to the proposal including the omission of the proposed works to replace all windows and to install solar panels to the main dwelling's roof, so as to deliver sustainable development.