

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0876

Development description: alterations to the hotel facade comprising additional dormer windows, changes to the recessed roof terraces and additional roof plant, installation of glazed rooflight to conservatory and alterations to the spa facade

Site address: Raithwaite Estate, Sandsend Road, Whitby

Parish: Newholm-Cum-Dunsley

Case officer: Hilary Saunders

Applicant: GHL (Whitby) Limited

3rd Floor, Sterling House, Langston Road, Loughton, Essex, IG10 3TS,

Agent: NTR Planning

fao: Mr Niall Roberts, 118 Pall Mall, London, SW1Y 5EA,

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><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Block Plan</td><td>S1 P01 Sheet 00500</td><td>27/02/2024</td></tr><tr><td>Proposed elevation (1of 2)</td><td>S1 P02 Sheet 00210</td><td>27/02/2024</td></tr><tr><td>Proposed elevation (2of 2)</td><td>S1 P02 Sheet 00211</td><td>27/02/2024</td></tr><tr><td>Proposed Spa Café</td><td>S1 P02 Sheet 00305</td><td>27/02/2024</td></tr><tr><td>Proposed Bar Glazed Roof Design Development</td><td>S1 P02 Sheet 00303</td><td>27/02/2024</td></tr><tr><td>And Proposal Document</td><td>---</td><td>27/02/2024</td></tr></tbody></table>	Document Description	Document No.	Date Received	Proposed Block Plan	S1 P01 Sheet 00500	27/02/2024	Proposed elevation (1of 2)	S1 P02 Sheet 00210	27/02/2024	Proposed elevation (2of 2)	S1 P02 Sheet 00211	27/02/2024	Proposed Spa Café	S1 P02 Sheet 00305	27/02/2024	Proposed Bar Glazed Roof Design Development	S1 P02 Sheet 00303	27/02/2024	And Proposal Document	---	27/02/2024
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3	AC20	No external lighting shall be installed in the development																					

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		hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be 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 AC01	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 North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.

Informative

MC INF09 Please note that the footpath situated adjacent to the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

Consultation responses

Parish

No objections

Ramblers

We have no objections to this application.

We ask that the adjacent public right of way is kept open/an alternative route is available whilst the works are carried out.

Third party responses

No comments received.

Publicity expiry

Advertisement/site notice expiry date – 2 February 2024

Rear elevation of hotel where pool alterations are proposed



Front façade of window where dormers proposed.



Background

Raithwaite Hall Hotel comprises a hotel and spa with associated parking, gardens and landscaping on land at Raithwaite Estate, near to Sandsend. The overall development lies on both sides of the boundary of the National Park and North Yorkshire Council. The majority of the hotel development is within the National Park, with the northern extension and conversion of the existing outbuilding opposite, along with the associated car parking being under North Yorkshire Council's (former Scarborough BC) jurisdiction.

The entrance to the Estate is off the A174 Sandsend to Whitby Road, which fronts the Coast. It is located one mile from Sandsend Village and two miles from Whitby. The Estate is situated within a mature deep wooded valley and is generally secluded from wider public views due to the valley location and the local topography. There is no through road to anything else other than the Estate owned land from the A174.

This application seeks a straddling planning permission for revisions to the site, both within the part of the site within the National Park, and the part within North Yorkshire Council.

The proposals do not seek to change either the use or the amount of space within the building and comprise the following: -

Within both Authority areas:

- A revision of the external approach layout immediately in front of the existing hotel
- Addition of dormer windows to the principal elevation of the hotel
- Remodelling of the recessed roof terraces in order to reduce the balustrade height.

Within North York Moors National Park Only:

- Addition of roof plant
- Addition of a glazed rooflight to the existing conservatory bar
- Modifications to the existing elevations of the spa

The scheme has been amended through negotiations, in order to address concerns about additional glazing on dark night skies and bat activity, in terms of additional details regarding roof blinds, including drawings and alterations to the spa façade, with louvre blades fixed to existing glazed curtain walls.

In terms of the proposed dormer windows, the top floor comprises a number of bedrooms within the roof space. The proposal seeks to provide each of these west-facing bedrooms with a new dormer window to enable views out. These will replace existing rooflights.

It is also proposed to modify the balustrade edge of the two existing recessed roof terraces. Currently these are approximately 1400mm high, and it is proposed to modify the interface between the slate roof and the terrace to create a lower guarding of 1100mm high which will enable better views.

An existing cooler unit is mounted on the roof, which is set back to conceal it from view. It is proposed to add three additional roof-mounted cooling units, to be positioned inline and adjacent to the existing unit to ensure that they are hidden from view.

A glazed roof lantern is proposed to the existing bar extension to the South of the existing building and would be created within the existing flat roof of the bar. A glazed lantern comprising thermally broken polyester powder coated metal frames with sealed double-glazed units is proposed.

External finishes to the window frames would match the existing window frames of the bar and would replace the existing strips of horizontal roof lights which run along the edge of the existing bar edge. In addition, the installation of remote controlled blinds to the inside of the new lantern, which will close at dusk.

Main issues

Local Plan

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.

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.

Policy ENV4 (Dark Night Skies) seeks to ensure that the darkness of the night skies above the National Park are maintained and enhanced and requires that all development will be expected to minimise light spillage through good design and lighting management.

Material considerations

Proportionally the size of the dormer windows would be well related to the windows of the principal facades below and would be modest in size and flat rooved in order to not over-dominate the façade. The materials and detailing of the dormers would fit into the wider building character with dark grey finishes to be in keeping with the appearance and colour of roofing materials and to further diminish their visual appearance.

The alterations to the bar area at the rear have been amended to take into account the concerns of the ecology team and dark night skies officer and it is considered that the proposed roof lanterns would not harm the character of the building or the wider area.

The proposals will improve the tourism offer at this site and in view of the above considerations would be in accordance with Strategic Policies J and C and Policy ENV4 and consequently 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.

Pre-commencement conditions

Not applicable.

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 improvements to glazing and lighting, so as to deliver sustainable development.