

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0244

Development description: demolition of part of single storey extension to front entrance elevation, installation of disabled access ramp, alterations to dormer windows and installation of Juliet balconies, installation of glazed balustrade to create outdoor area to serve bedrooms above function room along with removal of render to side elevation, and creation of patio area with structure to support retractable awning together with alterations to fenestration and doors to both elevations

Site address: Raven Hall Country House Hotel Lodges and Golf Course, Raven Hall Road, Ravenscar

Parish: Staintondale

Case officer: Hilary Saunders

Applicant: Apartment Group

fao: Mr S Bailey, First Floor , Two Jesmond Three Sixty , Jesmond , Newcastle upon Tyne, NE2 1DB

Agent: John Howlett Planning Ltd

fao: Mr John Howlett, 45 Windmill Rise, York, YO26 4TU,

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	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall

Condition number	Condition code	Condition text
		be maintained in that condition in perpetuity.
4	GPMT13	All new window frames in the development hereby approved (other than the door and window frames to the ground floor function room on the west elevation) shall be coloured to match the existing windows in the development within six months of the date of installation 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	The window/door and awning frames to the function room on the west elevation shall be coloured darkgrey/black within six months of the date of installation and shall be maintained in that condition in perpetuity.
7	GPMT13	The window/door and awning frames to the function room on the west elevation shall be coloured darkgrey/black within six months of the date of installation and shall be maintained in that condition in perpetuity.
8	GPMT05	The fabric roof of the retractable awning hereby permitted shall be coloured and thereafter maintained a dark colour and shall be maintained in that condition in perpetuity.
9	ARC03	No development shall take place to raise the levels, create paved area and install awning to west side of the hotel until a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions - i) the programme and methodology of site investigation and recording; ii) the programme for post investigation assessment; iii) the provision to be made for analysis of the site investigation and recording; iv) the provision to be made for publication and dissemination of the analysis and records of the site investigation; v) the provision to be made for archive deposition of the analysis and records of the site investigation;

Condition number	Condition code	Condition text
		vi) the nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
10	ARC04	No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 9.
11	LD21	Prior to the construction of the terrace and awning structure hereby approved, a full specification of the proposed tree planting referred to in the Biodiversity NetGain report submitted with the application has been submitted to and approved in writing by the Local Planning Authority. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, how they will be planted and protected and the proposed time of planting. The tree planting shall be carried out in accordance with the approved specification.

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.
4-8	RSN	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York

Reason number	Reason code	Reason text
	GPMT02	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.
9&10	RSN ARCH01	In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with Strategic Policy I and Policy and Policy ENV10 of the North York Moors Local Plan which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.
11	LD02	In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment

Consultation responses

Parish

No objections – overall the proposed changes are an improvement.

Highways

No objection

North Yorkshire Fire and Rescue

No objection/observation

Natural England

No objection

Environmental Health

No objections

Third party responses

None received.

Publicity expiry

Advertisement/site notice expiry date – 31 May 2024

Wider view of hotel from gardens looking towards the sea and Robin Hoods Bay



Conservatory to be altered with outdoor patio area and retractable awning.



Flat roof extension to be partly removed to expose original façade.



Background

Raven Hall Hotel is a substantial hotel complex occupying a prominent position on the headland, within the settlement of Ravenscar. It is not listed or within a Conservation Area. However, the original building dates back to around 1893 although it is much altered and Historic England have recently assessed it and declined to list it.

This application seeks full planning permission to remove part of the white rendered single storey extension to the front entrance and install a disabled access ramp. It is also proposed to alter the fenestration and create a raised patio outside the function room to enable level access to the garden from here, along with a dark grey structure to support a retractable awning (which would also be a dark colour). It is also proposed to remove render, alter dormer windows, install Juliet balconies with glazed balustrade to create outdoor area to serve bedrooms above the function room.

In support of the application the applicant's agent states the following: -

There are two principal aims of this proposal - one is to enable garden access from the large function room into the garden on the west. Large, glazed doors are therefore proposed to facilitate the multi-use of this room and provide uninterrupted views out over the landscape. A pergola structure is attached to the room which extends over the terrace. This is coloured to minimise its visual impact and

associated planting will help it to blend with its surroundings.

The second aim is to improve the desirability of the letting bedrooms. The roof of the dining/function room is flat and offers opportunity to create a balcony for private use of the rooms on the first floor. Currently these rooms are small with low ceilings. By altering one side of the window to a door, access can be had onto the flat roof balcony, surrounded by a glazed balustrade. A similar proposal from the attic windows in the late 19th century section of the building is also proposed.

All brown upvc casements will be replaced with white upvc to a sash design. Slight alterations to the windows in the central flat roof building will be made to provide consistency between the first and second floors with enhanced views out over the landscape.

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.

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; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape and does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way

Strategic Policy H (Habitats, Wildlife, Biodiversity and Geodiversity) seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park is given great weight in decision making and goes on to state that development proposals that are likely to have a harmful impact on protected or valuable sites or species will only be permitted where it can be demonstrated that there are no alternatives, there are suitable mitigation measures, any residual harmful impacts have been offset through appropriate habitat enhancement and the wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.

Policy ENV11 (Historic Settlements and Built Heritage) seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance. As well as Listed Buildings and Conservation Areas this

includes non-designated assets of local or regional significance that contribute to the special qualities of the National Park.

Material considerations

The proposed alterations have been proposed to improve the functionality of the building and improve its appearance by the removal of some previous poor quality alterations such as brown upvc windows and large expanses of white rendered flat roofed extensions to enhance the appearance of the original building.

The proposed awning and supporting structure would be dark in colour to therefore be recessive from wider views, so they would not stand out against the backdrop of the building. Furthermore, the alterations to the windows to provide balconies to serve the rooms would improve the quality of provision of this important tourism facility but would not have a detrimental impact on the character of the host building or the wider landscape.

A small amount of tree planting around the site has been proposed in order to address BNG and a condition is requested to restrict the type of external lighting to ensure no harm to dark night skies.

No objections have been received and it is considered the proposals overall would represent an enhancement to this important tourism facility.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.