

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0101

Development description: installation of replacement triple glazed timber windows and timber doors

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

Parish: Goathland

Case officer: Miss Victoria Flintoff

Applicant: Becky & Paul Hewitt & Bullimore

Hawthorn Hill Farm, The Long Barn Green End, Goathland, Whitby, North Yorkshire, YO22 5LL

Agent: Samuel Kendall Associates Limited

fao: Mr Stephen Samuel, The Old Forge, Main Street, Catwick, Beverley, East Riding of Yorkshire, 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> <p>Document Description</p> <table><thead><tr><th>Document/Drawing No.</th><th>Rev. No</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing and Proposed Plans</td><td>Varied</td><td>04 June 2024</td></tr><tr><td>Existing and Proposed Elevations</td><td>Varied</td><td>19 June 2024</td></tr><tr><td>Proposed Section Details</td><td>-</td><td>19 June 2024</td></tr><tr><td>Glazing Details</td><td>-</td><td>19 June 2024</td></tr></tbody></table>	Document/Drawing No.	Rev. No	Date Received	Existing and Proposed Plans	Varied	04 June 2024	Existing and Proposed Elevations	Varied	19 June 2024	Proposed Section Details	-	19 June 2024	Glazing Details	-	19 June 2024
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Condition number	Condition code	Condition text
3	GPMT11	All new window and door frames and glazing bars shall be of timber construction and no other materials shall be used.
4	GPMT20	External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
5	GPMT13	All new windows and doors in the development hereby approved shall be coloured dark grey or black and shall be maintained in that condition in perpetuity.
6	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 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.
4	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

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		safeguarded.
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.
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.
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
Support.

Natural England.
No objection.

Publicity expiry
18 April 2024

Photo of Long Barn – during current works



Photo of Long Barn – prior to current works



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 near the Grade II Listed Hawthorn Hill Farmhouse, sited 30m to the east.

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. Most recently, approval was granted in 2022 for a full set of regeneration works, including new energy measures, to upgrade the building to a Passivehaus standard. However, the windows were taken out as part of the application due to the style of them and a recommendation that they would not be supported.

As such, this application seeks permission to replace all the windows and doors with triple glazed timber flush casements with glazing bars to replicate the existing pattern.

Main issues

Local policy context

The most relevant policies contained within the North York Moors Local Plan 2020 to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by considering siting, orientation, layout, and density of proposals in addition to appropriate scale, height and massing and form. Proposals should utilise good quality materials and be of a high-quality, sustainable design that reflects and complements the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position, and design of new development do not detract from the character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide.

In this instance, Part 2 of the Design Guide (Extensions and Alterations to Dwellings) is relevant. In the case of extensions and alterations to the existing dwelling, any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling

planning considerations in favour of a larger extension; the design and detailing should complement the architectural form and character of the original dwelling.

Material considerations

The proposal seeks permission to replace the timber window and doors in the barn conversion. This application follows the previous for conversion, and as the windows were considered unsympathetic being of thick triple glazed windows, they were removed from the application.

As such, this application seeks permission for the replacement of the windows and doors. Initially, they were flush fitting, triple glazed timber windows which would have had a detrimental effect on the character of the building as the glazing was over 50mm deep with plant on glazing bars which doesn't replicate a traditional construction or appearance. The windows are proposed to be triple glazed to enable the dwelling to receive Passivhaus accreditation, however this must be balanced with the impact on appearance.

Following negotiations, the agent agreed to submit amended plans which show the windows and doors recessed far back into the reveals, they will comprise timber flush casements and be coloured dark grey to blend into the aperture and better replicate the traditional openings. Given the modern and less traditional appearance of the existing (flush, double glazed, faux hopper, stormproof and white), it is considered that these amendments provide a slight enhancement on the existing and the impact of triple glazing will be overshadowed by the depth of the reveal. The dark grey colour and slatted appearance, also replicates a traditional agricultural character unlike the current domestic colours of the white frames and glazing bars. For the avoidance of doubt, it has been conditioned that there should be no external trickle vents and any pointing in the making good of apertures should comprise a lime-based mix.

In terms of the doors, these are also to be recessed deeper into the reveal and on the east elevation, the cart shed aperture is to be maintained with the timber boarded doors pinned back and glazed doors set into the aperture.

Whilst it is regrettable that a better style of window would not be considered, extended negotiations have led to an enhanced proposal and a design which provides a minor enhancement of the existing by better reflecting the traditional agricultural openings of the barn. As such, it is considered that the alterations are of a high quality and are in some respects an enhancement on the existing. Additionally, the design and materials are complementary and would not result in an unacceptable harm to neighbouring amenity or the character and appearance of the host dwelling or wider area.

Conclusion

It is considered that the amended proposal adheres to Strategic Policy C and Policy C017 of the Authority's adopted policies, set out within the Local Plan, and is therefore 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

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, with the amendments as submitted, are likely to improve the economic, social, and environmental conditions of the area.