

# North York Moors National Park Authority

District/Borough:  
Scarborough Borough Council (North)

Application No. NYM/2016/0814/FL

Parish: Fylingdales

Proposal: Proposal: proposed extension of existing decking to courtyard, new external doors and external flue on west elevation

Location: Boggle Hole Youth Hostel  
Mill Bank  
Mill Beck  
Fylingthorpe

Decision Date: 19 January 2017

## Consultations

Parish – No objections

Highways – No objections

Natural England – No objections

Advertisement Expiry Date – 22 December 2016

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4.	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

A. Allen 26/1/17

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**Application Number: NYM/2016/0814/FL**

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**Informative(s)**

1.	<b>MISC INF01 Bats</b>	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.
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**Reason for Condition(s)**

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4&5.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.

**Background**

Boggle Hole Youth Hostel is located in an isolated location immediately adjacent the beach at Boggle Hole, just south along the coast from Robin Hoods Bay. The hostel is only accessible on foot from the car park at the top of the access track.

Planning permission was granted in 2014 for various works including constructing a timber pier over the Klargester structure and have toughened glass panelling in timber frames around this jetty, to provide additional picnic seating area and to provide a decked seating area in the courtyard adjacent the lower building.

This decked area has been constructed and this application seeks full planning permission to extend this decked area to extend around the gable end of the building and also to insert new doors into the gable end of the building to provide access out onto the decked area. It is also proposed to install a new wood burning stove into the dining room which will require the installation of a flue on the west elevation.

*A. Khan 26/1/17*

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Application Number: NYM/2016/0814/FL

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### **Main Issues**

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings.

The proposed development would further improve the facilities here and the quality of this tourism facility. The decking that has already been installed is not visually intrusive and it is not considered that the proposed extension to the decking or the doors and flue (providing coloured black as it's on the elevation facing up the hill towards the car park) would have a detrimental impact on the character of the area or this part of the National Park.

In view of the above, the proposals are considered to be in accordance with Development Policies 3 and 14 of the Local Development Plan and approval is recommended.

### **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 maintain the economic, social and environmental conditions of the area.

*A Klein 26/1/17*

