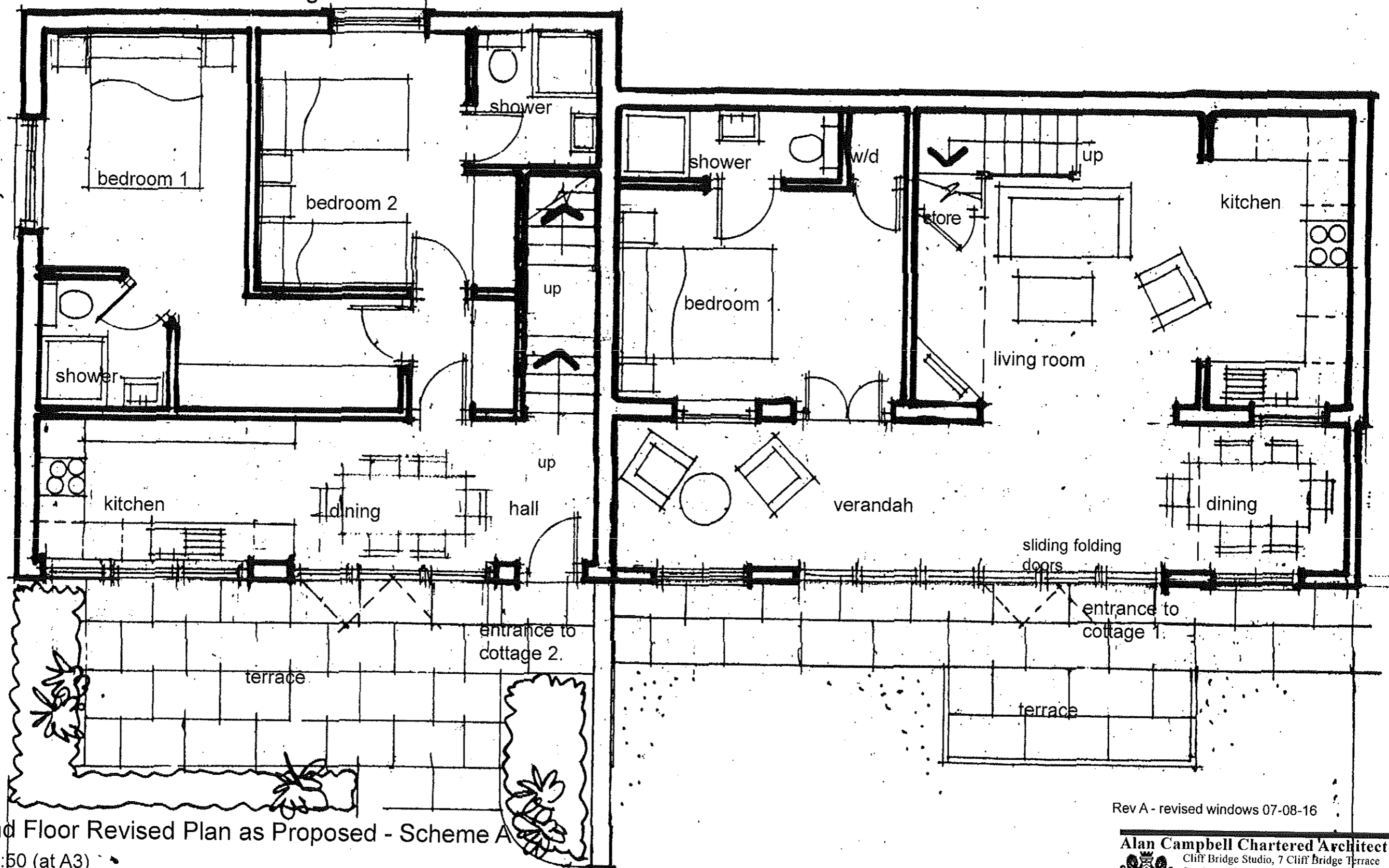


Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
 Rockhaven, newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong

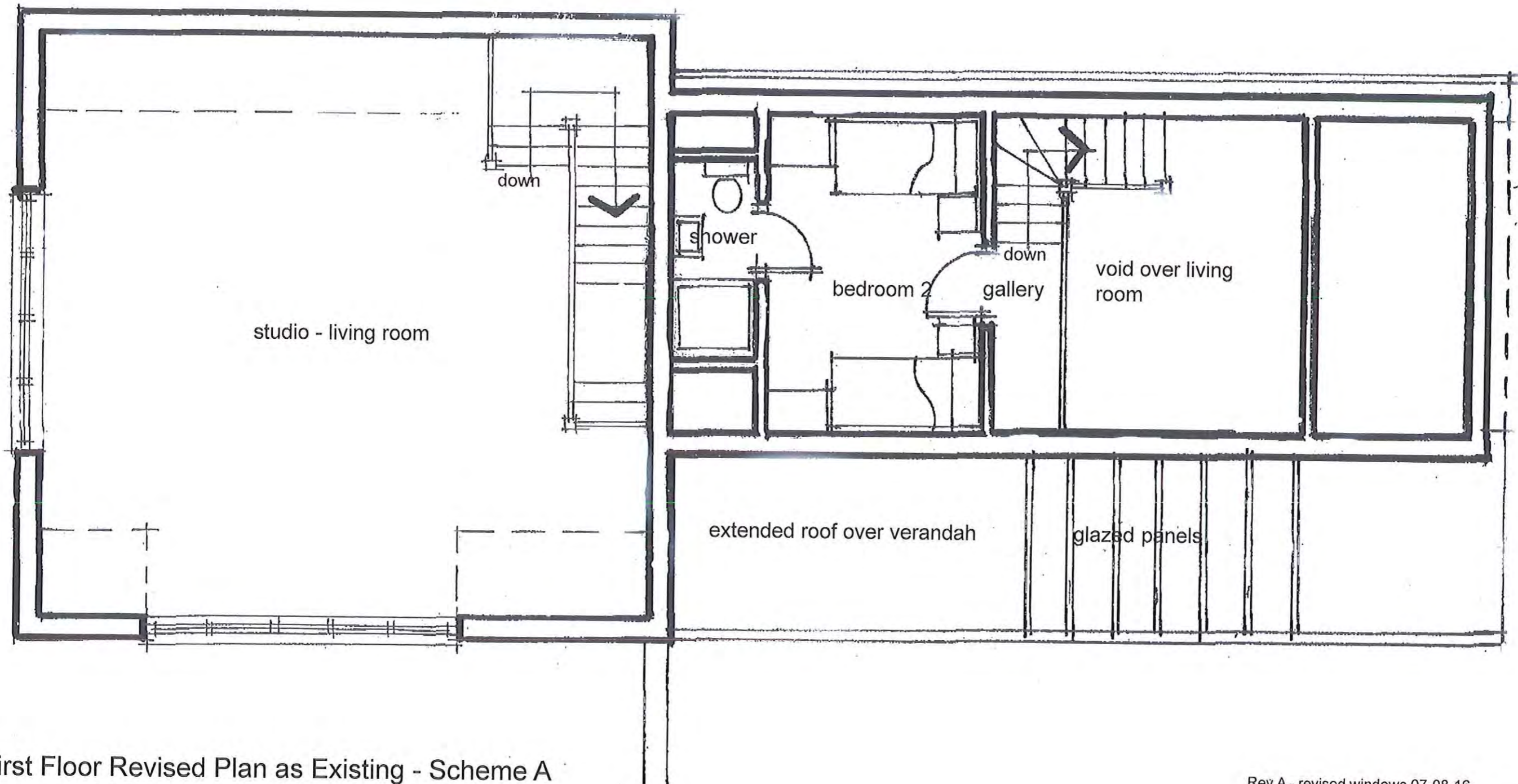


Ground Floor Revised Plan as Proposed - Scheme A

scale 1:50 (at A3)
 date - Apr '16
 ref. 1446/14

Rev A - revised windows 07-08-16

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong



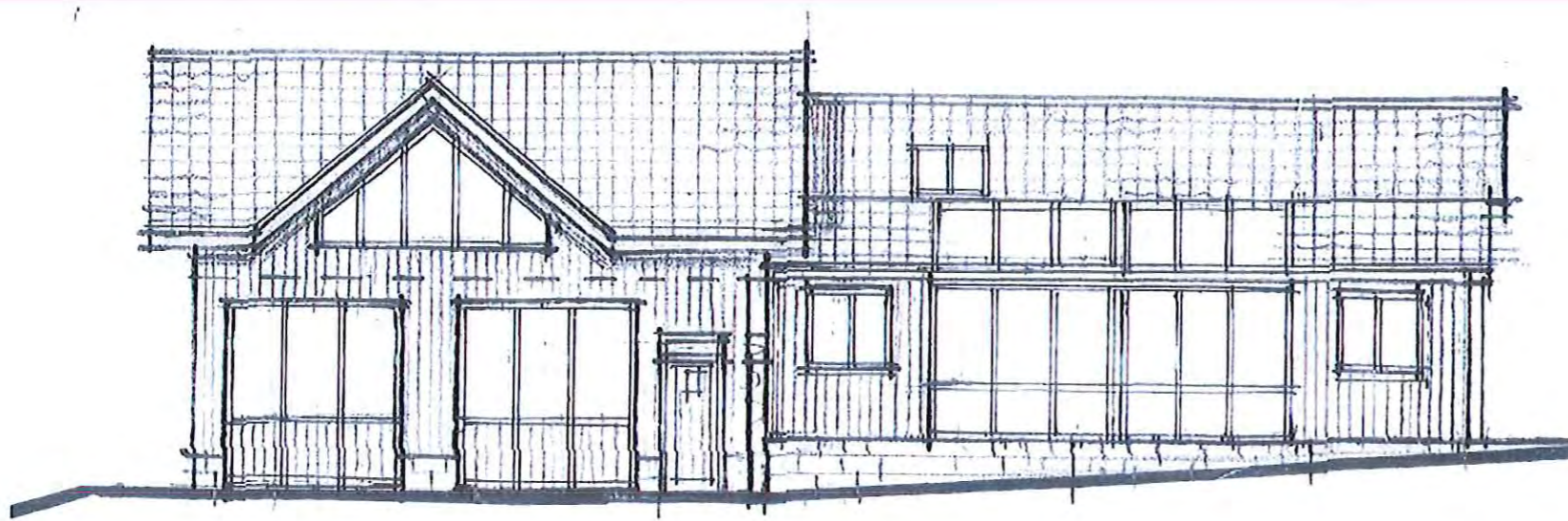
First Floor Revised Plan as Existing - Scheme A

scale 1:50 (at A3)
date - Apr '16
ref. 1446/15A

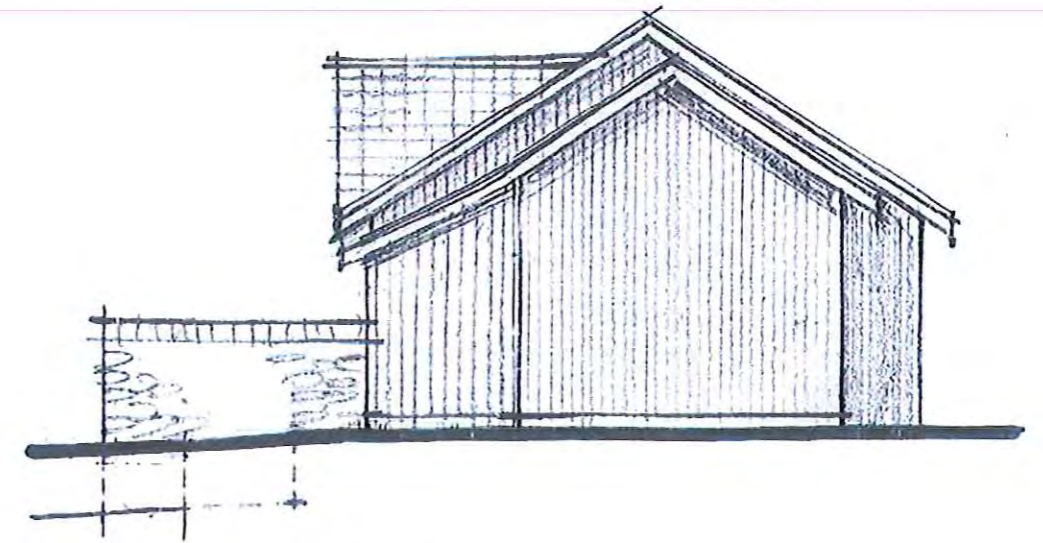
Rev A - revised windows 07-08-16

Proposed Alterations to Existing Stablest to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

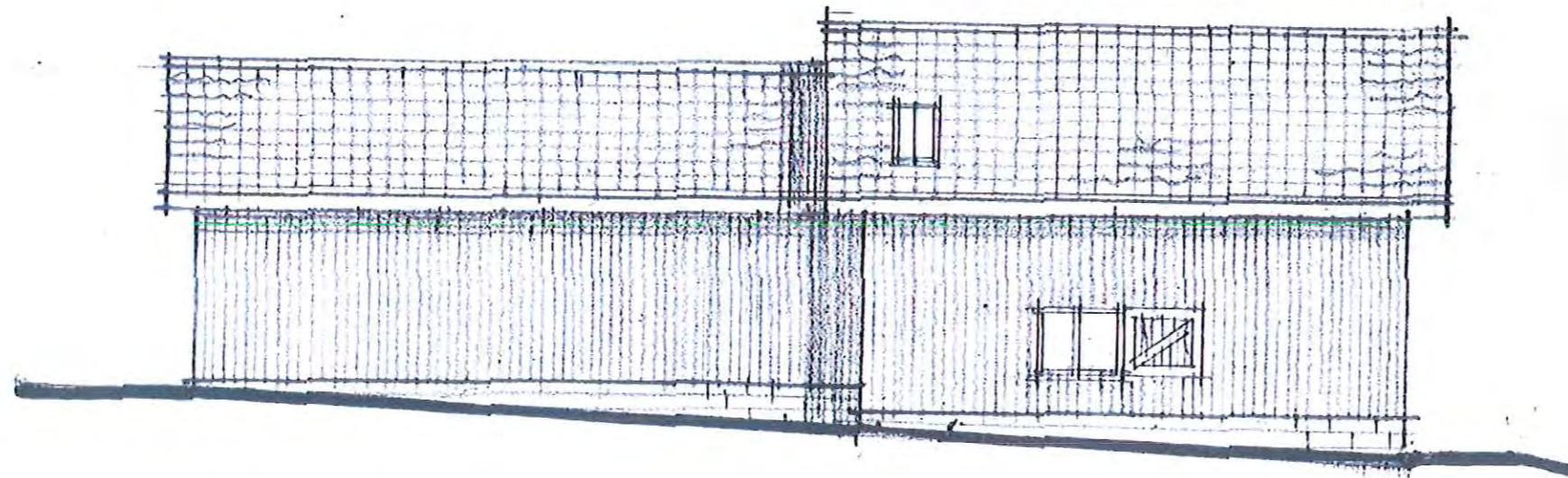
Materials:
natural stone, pantiles stained timber
boarding, glazing in stained timber frames
- all to match existing.



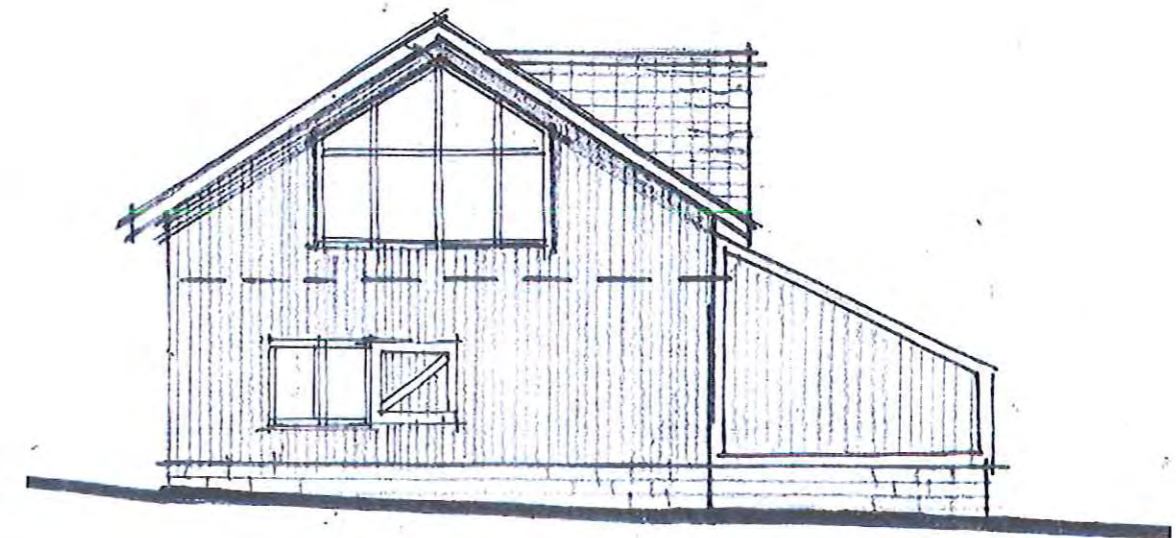
east elevation



north elevation



west elevation



south elevation

Revised Elevations as proposed - Scheme A

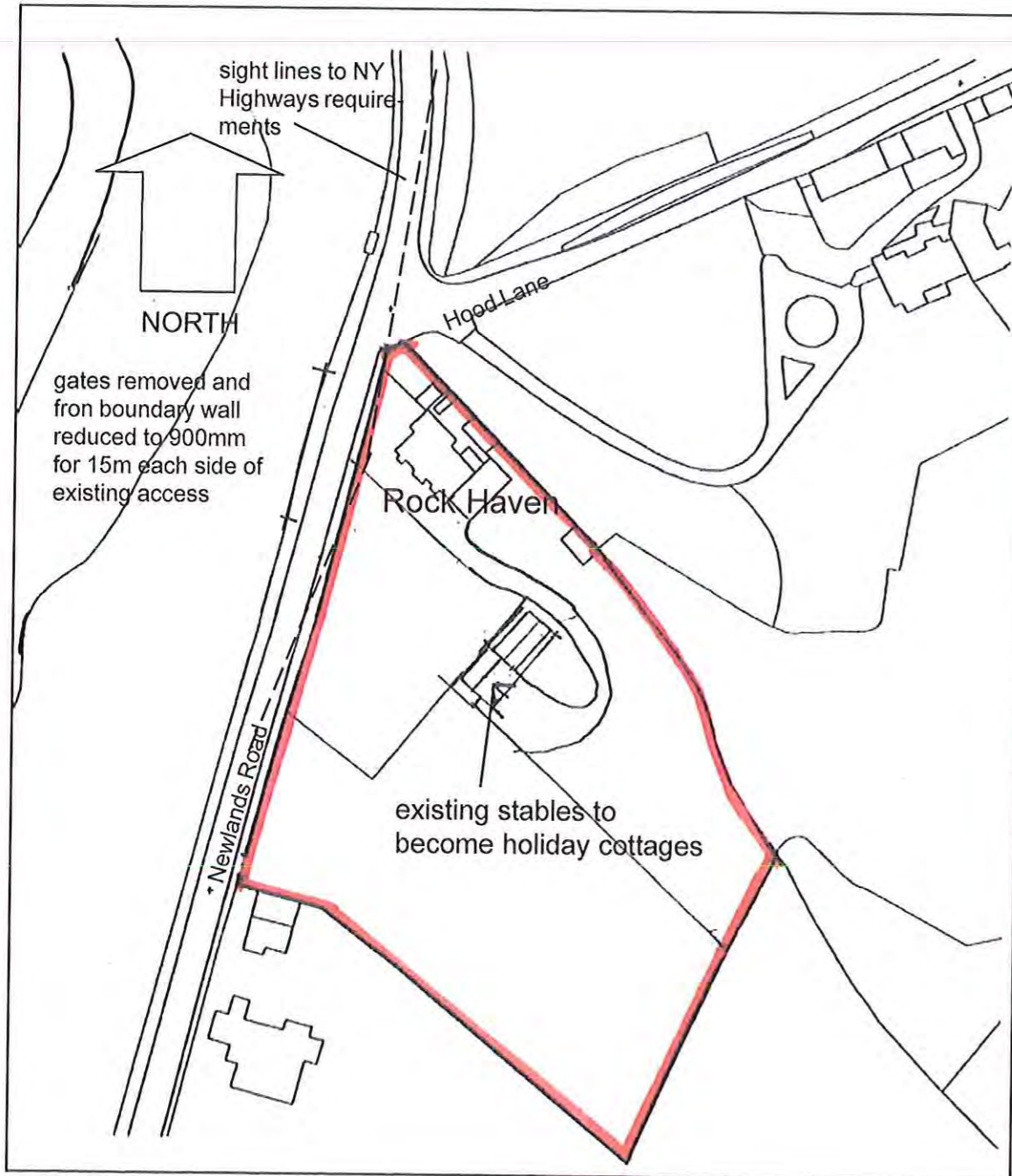
scale 1: 100 (at A3)
date - Apr '16
ref. 1446/16

Rev A - revised windows 07-08-16

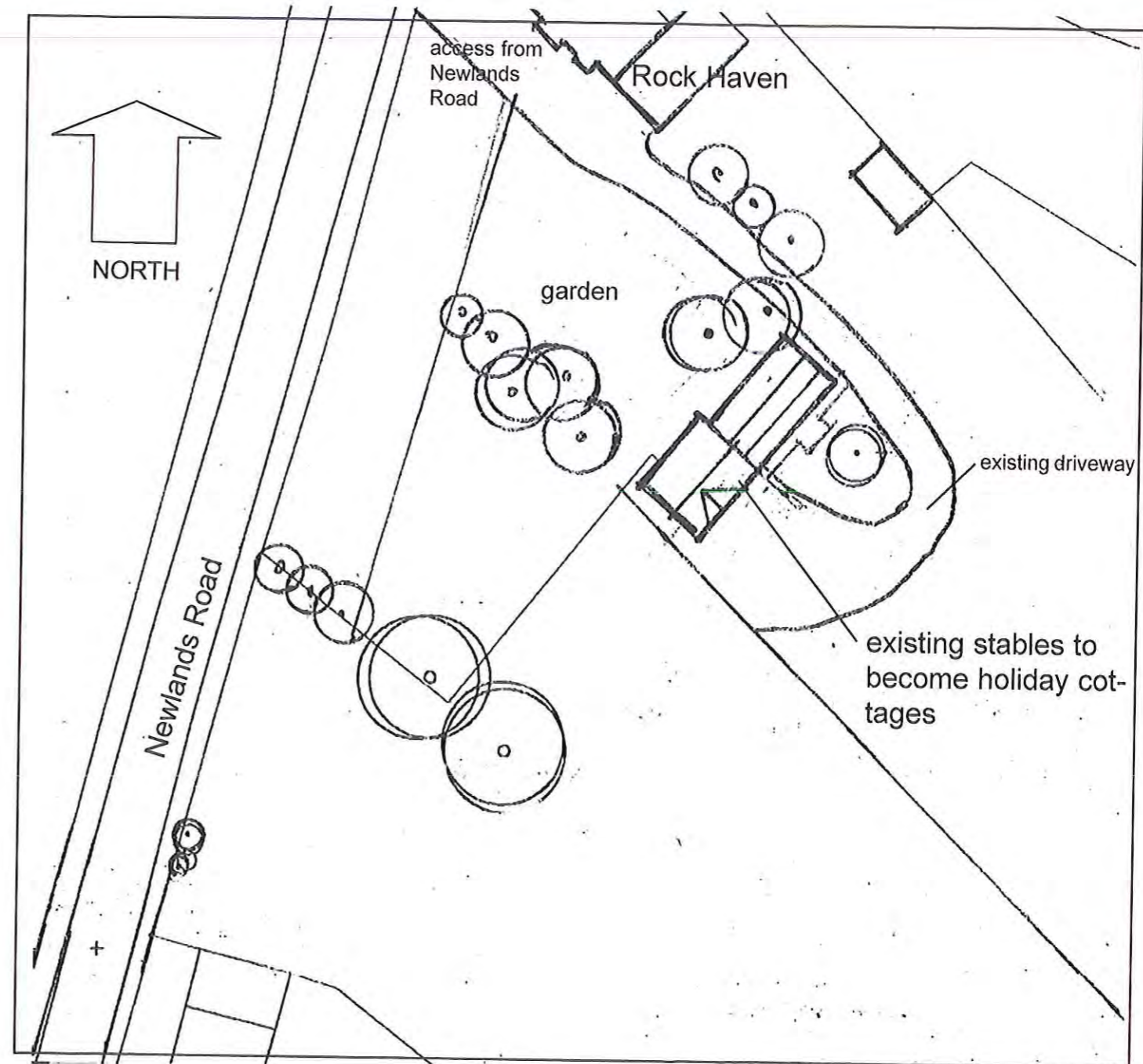
Alan Campbell Chartered Architect
Cliff Bridge Studio, 7 Cliff Bridge Terrace
Scarborough North Yorkshire YO11 2HA



Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
 Rock Haven, newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong



Location Plan



Site Plan

Site & Location Plans

scale 1:1250 & 1:500
 date - Apr '16
 ref. 1446/10A

Rev A - sightlines indicated 13-08-16



alan@alan-campbell.co.uk

From:
Sent: 26 August 2016 10:05
To: 'Hilary Saunders'
Subject: RE: Rockhaven, Newlands Road, Cloughton
Attachments: 1446 Rockhaven holiday cottages Scheme B August '16.pdf

Alan Campbell Chartered Architect

Cliff Bridge Studio, Cliff Bridge Terrace, Scarborough, YO11 2HA. Telephone:
VAT Reg No 499 5279 70

To: Hilary

I don't think I quite believed that the committee would be so intransigent on this point – there seems to be no rhyme or reason for it?

The existing building consists of the large 2 storey garage end and the much smaller stables wing and to convert the latter into the high standard of accommodation that the owners want and that the building deserves, the stables end really needs a bit more space.

How about Plan B. that partially extend the building forward onto the existing terrace.

Without a little bit more space for cottage 1. The scheme doesn't really work.

I think that this solution should be an acceptable compromise?

Alan

Sent: 26 August 2016 09:20
To:
Subject: RE: Rockhaven, Newlands Road, Cloughton

Dear Alan,

Thank you for your email.

I've now had the opportunity to look at your earlier email and would advise you that when Members discussed the application at Committee in July, they were strongly of the view that the extension to the building should be removed and it is likely that the application would be refused if it is taken back to Committee without that element omitted.

I trust that the above is of assistance but please don't hesitate to contact me at the above address if you have any queries.

Kind regards

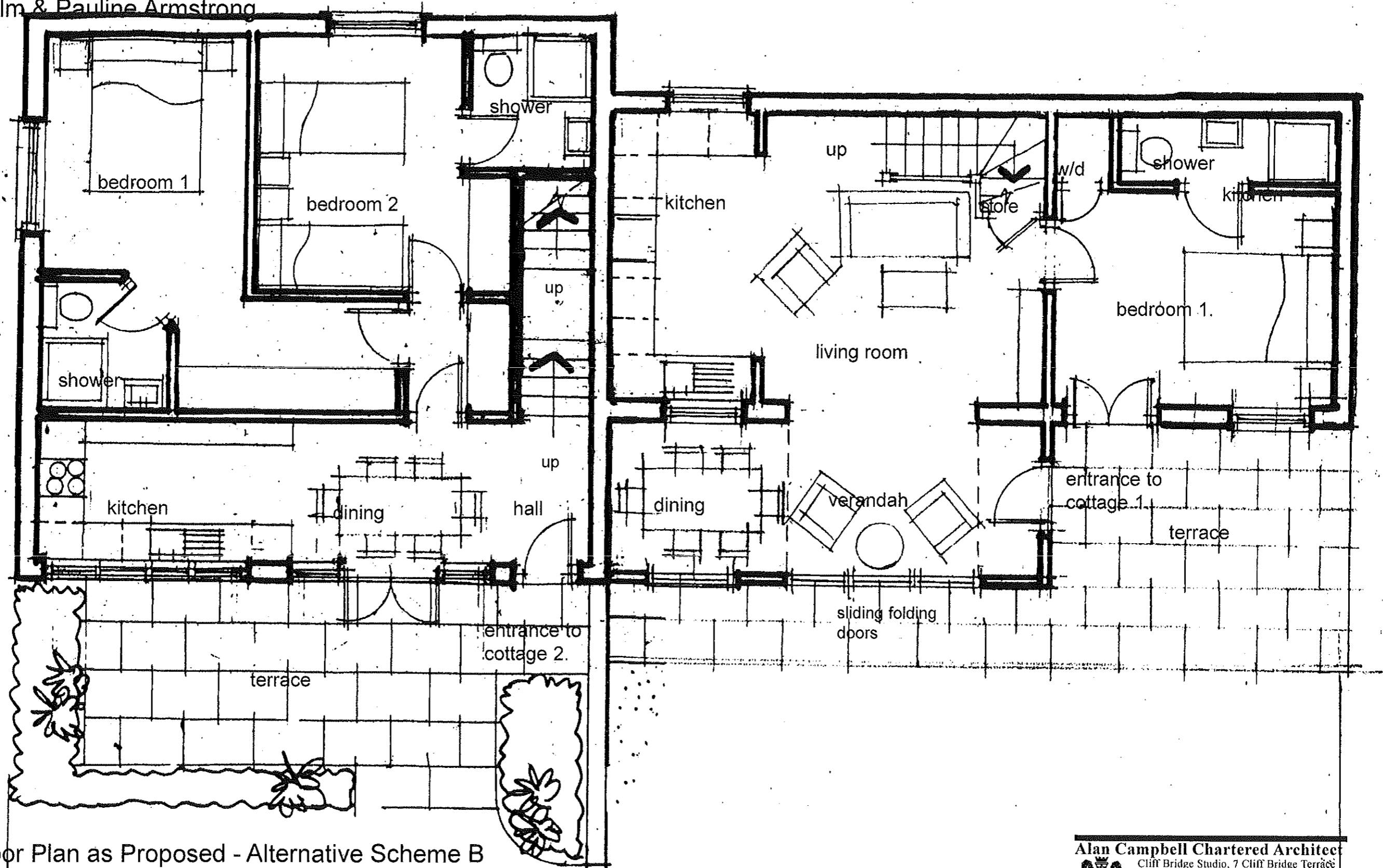
Hilary

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

North York Moors National Park Authority

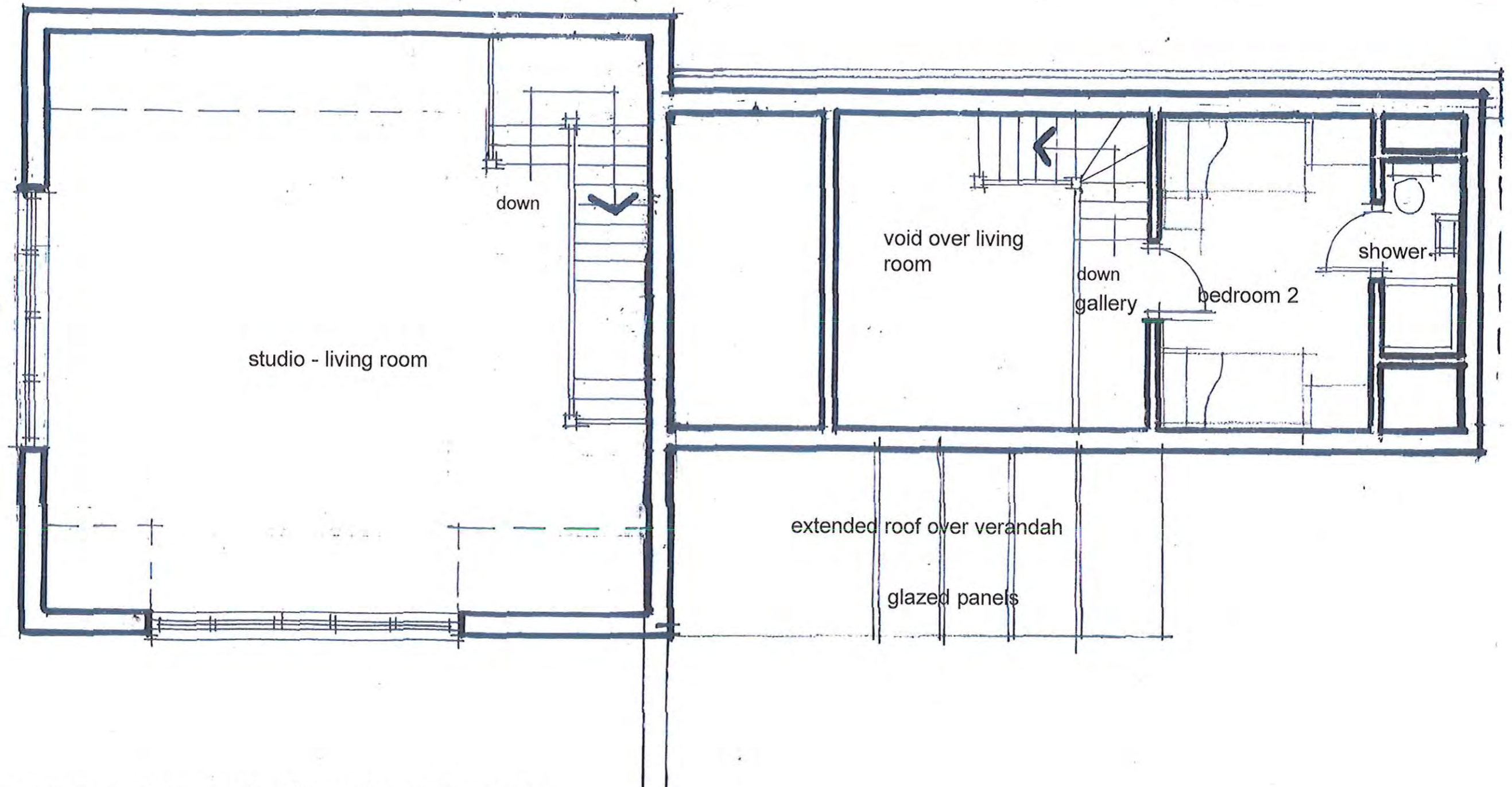
Proposed Alterations to Existing Stablest o form 2 no Holiday Cottages
 Rockhaven, newlands Road, Cloughton, Scarborough
 For: Malcolm & Pauline Armstrong



Ground Floor Plan as Proposed - Alternative Scheme B

scale 1: 50 (at A3)
 date - Aug '16
 ref. 1446/18

Proposed Alterations to Existing Stablest to form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong



First Floor Plan as Proposed - Alternative Scheme B

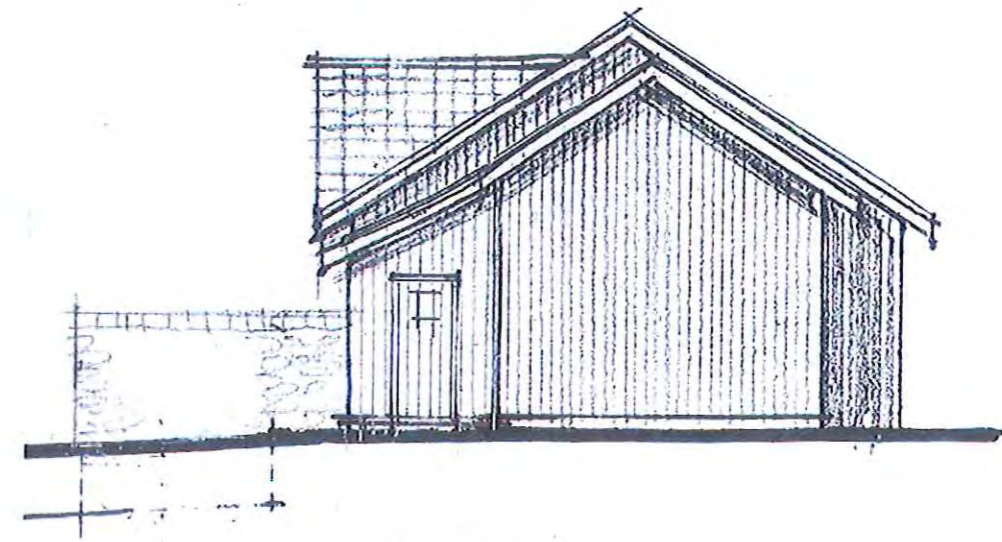
scale 1: 50 (at A3)
date - Aug '16
ref. 1446/19

Proposed Alterations to Existing Stablest o form 2 no Holiday Cottages
Rockhaven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong

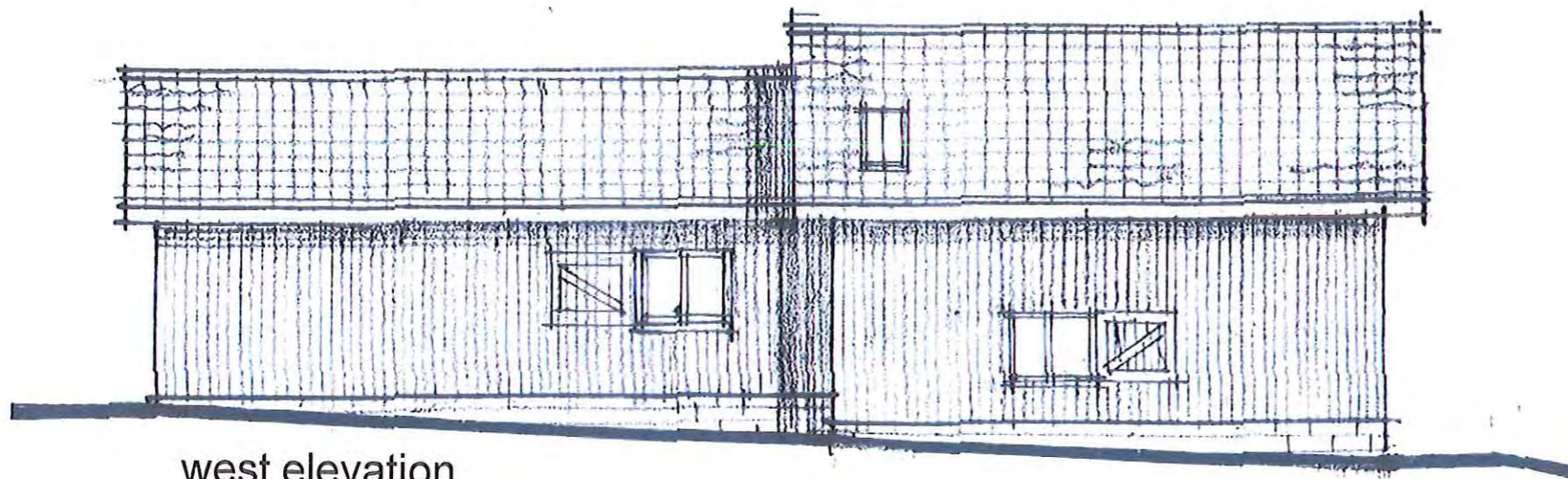
Materials:
natural stone, pantiles stained timber
boarding, glazing in stained timber frames
- all to match existing.



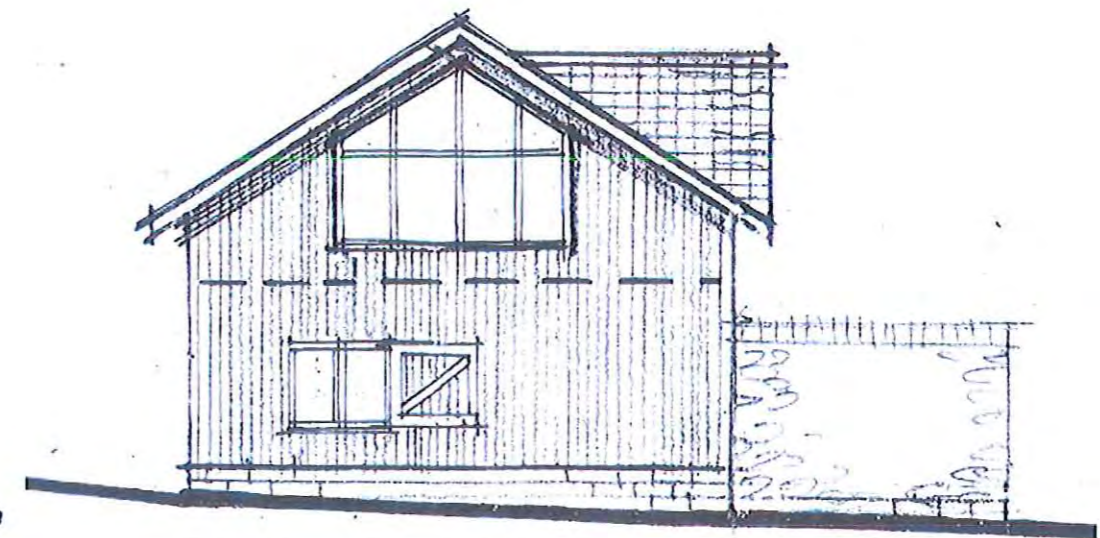
east elevation



north elevation



west elevation



south elevation

Elevations as Proposed - Alternative Scheme B

scale 1: 100 (at A3)
date - Aug '16
ref. 1446/20



alan@alan-campbell.co.uk

From:
Sent: 31 August 2016 11:52
To: Hilary Saunders (h.saunders@northyorkmoors.org.uk)
Subject: Rockhaven, Newlands Road, Cloughton

Alan Campbell Chartered Architect

Cliff Bridge Studio, Cliff Bridge Terrace, Scarborough, YO11 2HA. Telephone:
✓AT Reg No 499 5279 70

To: Hilary Saunders

I am totally nonplussed by your expectations of the planning committee's position on the Rockhaven application. There seem to be no planning grounds for their conclusion that the stables building should not be extended in any way.

It doesn't make sense and seems to have been provoked by comments from objectors who don't want the scheme to happen at all?

On the planning side it goes completely contrary to your positive recommendation that the scheme as submitted should be approved and has no planning basis for a contrary opinion.

We have agreed that reducing the amount of glazing does not adversely affect the scheme and agreed to expensive alterations to the entrance

which, once again, you did not think necessary in the original application.

I think that the scheme B which I sent to you goes a long way towards meeting their irrational opinions and that, in the light of your original report, you should be able to support.

Alan C.



12

2nd September '16

Ref: 1446

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

For the attention of Hilary Saunders

Dear Mrs Saunders

**Proposed alterations to existing redundant stables at Rock Haven, Newlands Road, Cloughton, Scarborough, to form 2 No Holiday Cottages
For: Malcolm and Pauline Armstrong**

As a follow up to our recent correspondence, we have considered your comments and agree that the inclusion of some external timber shutters could be an interesting addition to the old stables part of the proposed scheme to create two holiday cottages.

I therefore enclose copies of an additional drawing no. 1446/21 showing the front elevation of the recently submitted scheme B with the shutters open and closed. This would maintain more of the original appearance of the building when the cottage is not in use.

In order to create the "5 Star" accommodation which the National Park encourages and which the owners want to provide, the smaller extension to cottage one is essential and we hope you will agree that this, with the additional shutters is a sensible solution.

I have already submitted the road front access changes which will meet the Highways Department's criteria and hope that you can continue to recommend the proposal for approval.

If you do have any queries or require any additional information please let me know.

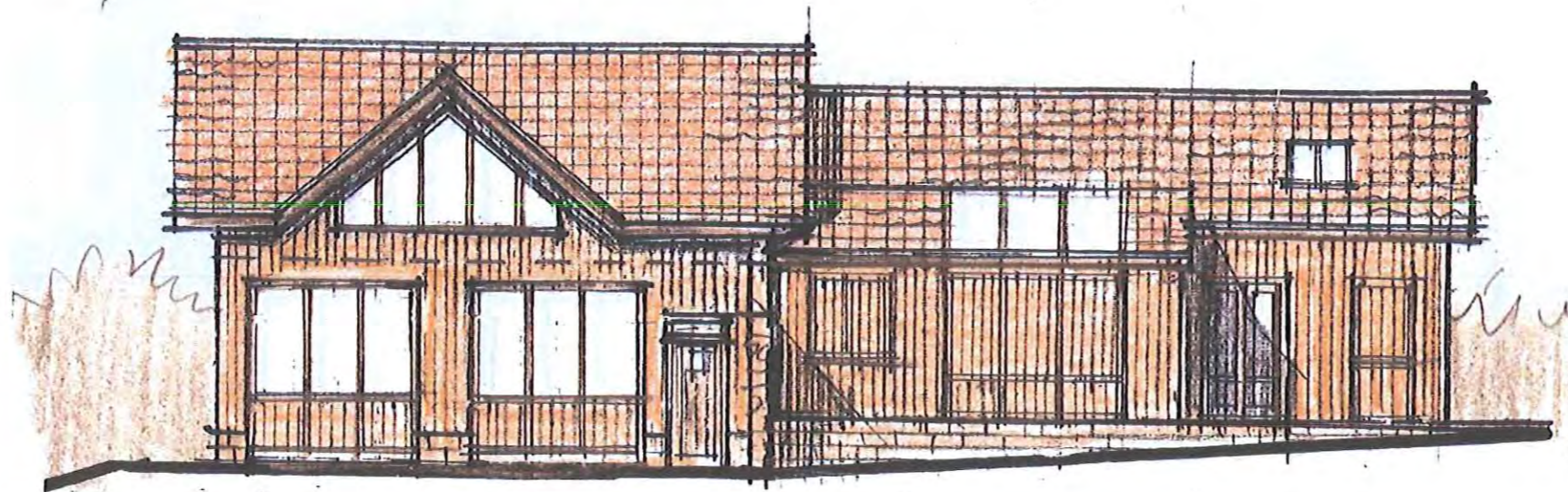
Yours sincerely

Alan Campbell

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages
Rock Haven, newlands Road, Cloughton, Scarborough
For: Malcolm & Pauline Armstrong



south elevation - shutters open



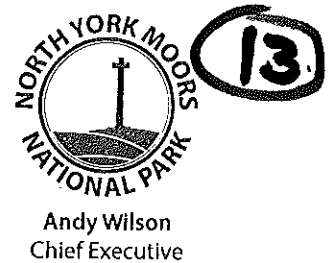
south elevation - shutters closed

South Elevation as Proposed - Revised Scheme

scale 1:100 (at A3)
date - Apr '16
ref. 1446/21

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

Your ref:

Our ref: NYM/2016/0349/FL

Date: 05 September 2016

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Application for conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton

You recently submitted the above planning application and I noted in my acknowledgement letter that I would let you know if the matter was to be considered by the Planning Committee and how you could attend the Meeting or/and submit further views. The application has been placed on the agenda for the next Planning Committee Meeting which will take place on Thursday **15 September 2016 at 10.30am** in the Committee Room at The Old Vicarage, Helmsley. You will be able to read the Officer's report and full agenda five working days before the Meeting either via our website (www.northyorkmoors.org.uk) or at the National Park Offices in Helmsley.

The enclosed leaflet gives details of your or your client's opportunity to speak at the Committee Meeting. If you wish to speak you must register this by telephoning a member of our Development Management Administration Team on 01439 772700 **before 12 noon on the day before the Committee Meeting** or via email (planning@northyorkmoors.org.uk). Alternatively you may decide to submit further written comments that can be brought to the attention of the Planning Committee. These must be received via fax, letter or email **by 12 noon on the day before the Meeting**, but you should note that further correspondence that repeats points you have already made may not be brought to the attention of the Planning Committee. If you have any questions concerning the above Committee procedure or need to identify any special arrangements you may require to provide a fair hearing please do not hesitate to contact either a member of our Development Management Administration Team or the Planning Officer named above who is dealing with this matter. Please also note that the Planning Committee deals with other aspects of planning in addition to determining planning applications and the agenda may include planning policy reports and other planning related matters in advance of the planning application list. Unfortunately due to the shortage of space at these offices parking is not available, except for disabled persons who will be allocated a parking space if requested in advance of the Meeting.

Yours faithfully

Mark Hill

Mr M Hill
Head of Development Management

Enc



Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

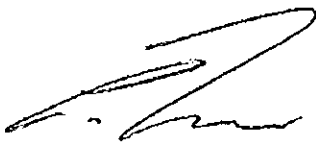
To M & P Armstrong
c/o Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

The above named Authority being the Planning Authority for the purposes of your application validated 12 May 2016, in respect of **conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton** has considered your said application and has **refused** permission for the proposed development for the following reason:

1. In the view of the National Park Authority the proposed extension and addition of large areas of glazing would have a detrimental impact on the simple character of the building and would increase its visual prominence in the landscape, to the detriment of views into the site and the character of the area. In addition, the works required to reduce the height of the front boundary wall, in order to enable the proposed access to meet highway safety standards would have a detrimental impact on the street scene. The proposal would therefore be contrary to Development Policy 3 of the NYM Local Development Framework, which seeks to maintain and enhance the distinctive character of the National Park.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented/accepted.



Mr C M France
Director of Planning

Date .. 22 SEP 2016



Non - Householder Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for non-householder development, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
(Tel: 0303 444 00 00)**

or online at www.planningportal.gov.uk/planning/appeals

Notes

1. Please note, only the applicant possesses the right of appeal.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.



an@alan-campbell.co.uk

From:
Sent: 26 September 2016 15:01
To: Hilary Saunders (h.saunders@northyorkmoors.org.uk)
Subject: Rockhaven, Newlands Road, Cloughton

Alan Campbell Chartered Architect

Cliff Bridge Studio, Cliff Bridge Terrace, Scarborough, YO11 2HA. Telephone:
VAT Reg No 499 5279 70

To: Hilary Saunders

I was deeply disappointed to find that the Planning Committee had gone contrary to advice and refused permission to convert the disused stables into holiday accommodation.

The first reason for refusal, an excess of glazing, I thought we had answered satisfactorily with the suggestion to incorporate timber shutters, although I did not believe in the first instance that this was a legitimate reason for refusal.

The second one is a really low blow, because, as you were aware, we always felt that the front wall should remain and that the gates, if automated, would be safe. This was introduced purely to go along with some highways comments?

It seems astonishing that the planning authority would rather see a perfectly good building, which can no longer be used for its original purpose, simply be abandoned?

In conclusion, for the time being, I believe that both of the grounds for refusal are arguable and will be argued at appeal.

Thank you for your input so far on this proposal – perhaps you have some ideas on where we go next?

Alan Campbell

Proposed Alterations to Existing Stables to form 2 no Holiday Cottages, Rock Haven, Newlands Road, Cloughton, Scarborough. For: Malcolm & Pauline Armstrong



One of the main reasons given for the refusal of planning permission for the proposed conversion of the disused stable building into holiday cottages is that " the proposed extension and addition of large areas of glazing would have a detrimental impact on the simple character of the building and would increase its visual prominence in the landscape to the detriment of views into the site and the character of the area"

The only place from which the buildings are visible is from the public footpath on the old railway track. The attached photographs demonstrate that buildings with large areas of glazing are a characteristic of the area and many existing properties illustrate this in much closer proximity to the public footpath than the Rockhaven stables. The Hood Lane properties are around 100m from the footpath whereas the stables building is over 300m away and only visible from a small stretch of the heavily screened and planted footpath part of which is also in a cutting.

The existing stables building already has a triangular glazed gable window at first floor level which is hardly noticeable from the public foot path and the addition of additional glazing at ground floor level will be no more prominent and certainly not un-characteristic of the area.

Location in relation to public footpath.

scale n.t.s.
 date - Nov '16
 ref. 1446/22

Proposed Alterations to Existing Stables to form
2 no Holiday Cottages, Rock Haven, Newlands Road, Cloughton,
Scarborough. For: Malcolm & Pauline Armstrong



existing houses on ridge above Hood Lane



existing house (Meadway) with glazed frontage on Hood lane

Photographs from Footpath (old railway track) - 1

scale n.t.s.

date - Nov '16

ref. 1446/23

Proposed Alterations to Existing Stables to form
2 no Holiday Cottages, Rock Haven, Newlands Road, Cloughton,
Scarborough. For: Malcolm & Pauline Armstrong



fully glazed frontages on existing
houses on Hood Lane



stables

stables at Rockhaven

Photographs from Footpath (old railway track) - 2

scale n.t.s.

date - Nov '16

ref. 1446/24