

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2018/0576/LB

Proposal: Listed Building consent for internal alterations

**Location: Old Bar Cottage
High Street
Thornton-Le-Dale**

**Decision Date: 24 October 2018
Extended to:**

Consultations

Parish- No objections

Site Notice/Advertisement Expiry Date – 3 October 2018

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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>N/A</td><td>29 August 2018</td></tr><tr><td>Drawing and site plan</td><td>dwg no: 180 826</td><td>29 August 2018</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan	N/A	29 August 2018	Drawing and site plan	dwg no: 180 826	29 August 2018
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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.

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Background

Old Bar Cottage is located on an A road running through the high street of Thornton Le Dale in the conservation area Thornton Dale. The cottage is cruck-framed and encased in squared sandstone. The roof of the dwelling consists of pantiles and brick stacks. A pair of crucks is said to survive over the cross beam in the interior of the dwelling but these are no longer visible. The property is Grade II listed and is formerly part of the Fox and Hounds Public house.

Listed Building consent was granted in 2016 for the partial removal of a partition wall on the ground floor of the property.

The purpose of this application of Listed Building consent is to seek permission for the installation of an en suite shower room on the first floor of the property. This involves the removal of an existing stud wall and door, followed by the erection of a new stud wall in a different location and a new door.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy document are Core Policy G (Landscape, Design and Historic Assets) and Development Policy 5 (Listed Buildings).

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 5 of the Core Strategy and Development Policies Development only permits alterations, extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The Authority's Building Conservation Team has no objection to the development, and it is not considered to harm the historic character of fabric of the building.

Consequently, 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 improve the economic, social and environmental conditions of the area.