

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2018/0499/LB

Proposal: Listed Building consent for internal and external alterations to redundant buildings to enable use as 3 no. holiday cottages

Location: Thirley Cotes Farm, Waite Lane, Harwood Dale

Decision Date: 24 September 2018

Extended to:

Consultations

Parish – No objections

Advertisement Expiry Date – 21 September 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME02	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>Site location plan</td><td>---</td><td>20 April 2018</td></tr><tr><td>Proposed cottages</td><td>P5 Revised</td><td>30 August 2018</td></tr><tr><td>Proposed Rowan Cottage</td><td>P1 Revised</td><td>11 October 2018</td></tr><tr><td>Proposed cottages</td><td>P2 Revised</td><td>11 October 2018</td></tr><tr><td>Proposed cottages</td><td>P3 Revised</td><td>11 October 2018</td></tr><tr><td>Proposed cottages</td><td>P4 Revised</td><td>11 October 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	Site location plan	---	20 April 2018	Proposed cottages	P5 Revised	30 August 2018	Proposed Rowan Cottage	P1 Revised	11 October 2018	Proposed cottages	P2 Revised	11 October 2018	Proposed cottages	P3 Revised	11 October 2018	Proposed cottages	P4 Revised	11 October 2018
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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.	CDLB01	No work shall commence on site to clear or strip out the building to which this permission relates until a programme of building recording and analysis in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved scheme of investigation.																					

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5.	CDLB05A	This permission has been granted in accordance with the details specified in the survey prepared by David Bamford (BA Hons Arch,Dip Arch, Leeds, RIBA Chartered Architect) received on 2 May 2018. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority
6.	CDLB13	No work shall commence on the installation of new internal wall and floor finishes until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
7.	MATS00	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method and material of coursing and pointing unless otherwise agreed with the Local Planning Authority.
8.	MATS00	No work shall commence on any re-pointing of the buildings to which this permission relates until a specification of the lime mortar mix has been submitted to and approved in writing with the Local Planning Authority. The re-pointing shall be undertaken in with the approved details and be finished with a slightly recessed bagged finish.
9.	MATS16	The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS00	No work shall commence on the installation of any windows, doors and associated glazing in the development hereby approved until detailed plans showing the constructional details, external appearance and colour of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11.	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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14.	MATS71	All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
15.	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.
16.	MISC00	Before the development hereby permitted commences, the applicant/ecological consultant shall forward a copy of the Natural England European Protected Species Licence covering approved mitigation to the National Park Authority.

Informative(s)

1.	<p>MISC INF05 Development in Accordance with Planning Permission Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.</p>
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Reason for Condition(s)

1.	TIME02	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.
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.	CDLB01	In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.
5.	CDLB04	In order to ensure that the development is carried out in a manner which safeguards the historic fabric of the building and to comply with the provisions of NYM Core Policy G, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.
6.	CDLB06	In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.
7-9	MATS01	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 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.

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10-15.	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.
16.	MISC02	In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

Background

Thirley Cotes Farm is located within the area of Harwood Dale and comprises a substantial Georgian stone and slate farmhouse and extensive complex of traditional stone and pantile barns. The house is a Grade II listed building and the stone barns comprise curtilage listed buildings.

Planning permission was granted in 2010 to convert a number of the traditional outbuildings into 4 holiday letting units, comprising a single storey 2 bed unit, and 3 x 2 storey units, one of which would be one bed, one 2 bed and one larger 4 bed unit.

The development has been implemented and access to the site is from the existing access track and there is ample parking in the form of a gravelled area adjacent to the buildings.

In 2015, planning permission was granted to vary the conditions of the previous permission to enable the units to be sold off separately for either holiday cottage or local occupancy uses, with the ability for the properties to be sold off as leasehold units with the freehold being maintained by the applicant who will also act as the management company.

The entire complex now has new owners, and a revised scheme was approved in 2017 relating to alterations to the external space, additional landscaping and the addition of a timber clad refuse store. It is also proposed to add a glazed external door to the office part of the building and to site a hot tub adjacent to the main farm house.

Listed Building Consent is now sought to convert the remainder of the traditional outbuildings, including the two buildings forming the other two sides of the courtyard and the slightly more detached cartshed style 4 bay garage located close to the entrance of the complex.

The garage building would provide a 2-bed single storey cottage with small garden within the walled enclosure. The cartshed openings would be glazed with deeply recessed glazing, and a minimal amount of new openings.

The two courtyard barns would be connected by a lightweight glazed extension and the historic greenhouse on the south elevation which was demolished many years ago, would be replaced with a garden room structure, designed to reflect the original greenhouse. This range of buildings would provide a 3 bed and 2 bed holiday cottage, both of which would be single storey. A walled garden would be provided within the grassed area to the west.

All windows would be timber and flues for log burners would be black. It is likely that the majority of windows would match those of the existing conversions in terms of colour but the colour of the greenhouse garden room will need to be carefully considered to ensure its prominence from wider views is reduced.

Planning permission has already been granted for this development. The Listed Building application has been delayed in order that Historic Buildings Recording could be organised. This has now been undertaken.

Main Issues

Core Policy G of the Local Development Plan 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, Listed Buildings, Historic Parks and Gardens or Scheduled Monuments and other sites of archaeological importance.

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 5 of the Local Development Plan only permits 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 proposed alterations have been amended significantly in accordance with the views of the Building Conservation Team and are not considered to have a detrimental impact on the character of this listed group of Buildings and to represent good quality design.

Consequently, the proposal is considered to be in accordance with the above policies, and approval is recommended.

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

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including fenestration details, so as to deliver sustainable development.