

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Hackness

Application No. NYM/2017/0038/FL

Proposal: erection of timber pavilion on lake island

Location: Hackness Grange Hotel
Broxa Lane
Hackness

Decision Date: 06 April 2017

Consultations

Parish – No objections

Highways – No objections

Environment Agency - Following additional information, no objections subject to conditions regarding flooding.

Environmental Health Officer -

Advertisement Expiry Date – 16 March 2017

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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents:		
		Document Description	Document No.	Date Received
		Location plan	1454/09	14 March 2017
		Site plan	1454/16	14 March 2017
		Layout plan	1454/17	14 March 2017
		Elevations revised 1	1454/18A	14 March 2017
		Elevations revised 2	1454/19A	14 March 2017
		or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.		

Signature:



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3.	RSUO00	The pavilion hereby approved shall only be used as an ancillary facility for hotel functions at Hackness Grange Hotel and for no other purpose and shall remain in the same ownership as the above named hotel.
4.	MATS00	The roof of the development hereby permitted shall be clad in timber and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS00	No work shall commence to stain the timber frame structure hereby approved until details of the colour/finish of the frame 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 details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	LNDS04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
7.	DRG00	The proposed development hereby approved must not be altered in a manner that prevents the free ingress and egress of flood flows.
8.	DRG00	All spoil is to be removed from the flood plain, and there must be no raising of ground levels.

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.	RSUO05	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
4.	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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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.
6.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
7.	DRG00	To ensure there is no loss of storage in flood zone 3 and that the proposed development does not result in flood flows being displaced onto others.
8.	DRG00	To ensure that the proposed development does not result in a loss of flood storage, and does not displace flood flows onto others.

Background

Hackness Grange Hotel is a substantial Grade II Listed Building located at the junction of Forge Valley and Troutsdale and was originally built around 1840 as a Dower House in association with the nearby Hackness Hall.

The building has been used as a hotel for many years and was extensively extended and altered in the 1970s. Planning permission was granted in 2013 for alterations to the building in order to change the swimming pool into a function room to be used for occasions such as weddings. Permission was also granted to construct a bridge across the lake to the island.

This application seeks full planning permission to construct a timber framed, glazed and timber shingle roofed pavilion on the island, to be accessed from the bridge. The building would measure 6.9m wide x 9.8m long with a height to the eaves of 2.2m and to the ridge of 4m. Internally it would provide seating for approximately 70 people and it is anticipated that its primary use will be as a wedding ceremony venue in association with the use of the hotel for wedding receptions.

Main Issues

Core Policy G of the NYM 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 14 of the NYM Local Development Framework seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported

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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 NYM Local Development Framework 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.

In terms of the impact of the proposal on the setting of the Listed Hotel Building, the The Building Conservation Team has advised that the revised plans represent a significant enhancement on the original scheme would not have a detrimental impact on the setting of the adjacent listed building.

In terms of the impact on the wider setting and character of the area, it is proposed to retain the tree screen around the island. Furthermore, the building has been designed to have a lightweight appearance, being timber framed with recessed glazing.

It is considered that the provision of this wedding ceremony facility will complement the facilities offered by the main hotel building, without having a significant impact on activity levels associated with a successful hotel business. It is also considered that the provision of this facility will enable the hotel business to remain a successful and viable asset to the area.

In view of the above considerations, 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 amendments to the design detailing of the proposed pavilion so as to deliver sustainable development.

Signature:



Date:

