

## North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Fylingdales

Application No. NYM/2017/0283/FL

Proposal: construction of 2.no stables and tack room

Location: Fyling Old Hall, Bridge Holm Lane to Low Farm, Fylingdales

Decision Date: 29 June 2017

### Consultations

Parish - No objection.

Natural England -

Advertisement Expiry Date - 23 June 2017.

### Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**  
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.
- Stables - No Commercial Use of Stable - Ancillary to Dwelling**  
There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Fyling Old Hall and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
- No Manure Burning**  
No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.
- The external timber cladding of the building hereby approved shall either be stained dark brown or allowed to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- Roof Colouring (dark grey)**  
The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

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29/6/17

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**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4. 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.
- 5 & 6. 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.

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**Background**

Fyling Old Hall is a substantial Grade II Listed Building in a secluded setting to the south-west of Robin Hoods Bay. The property is located on a bend in the road (a quiet lane linking Fylingthorpe to Boggle Hole) and is gable-on to the road with the principle elevation overlooking the sloping garden to the north-east. There is a generous rear yard and large garage within the site but much of this is bounded by mature trees limiting the views into the site.

This application proposes the erection of a detached stable block on land to the rear (south-west) of the main property utilising an existing concrete base. This site is bounded by stone walls and mature trees which provide a good setting for the development. The proposed stable block is a typical timber structure, 'L' shape on plan and constructed of timber under a felt roof. The stables measure 12.6 metres by 8.4 metres, 2.4 metres to eaves and 3.4 metres to ridge height. The building will provide two stables and a tack room.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

DP3 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, materials and design are compatible with surrounding buildings; that the standards of design details are high and that there is satisfactory landscaping.

DP5 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.

DP19 states that proposals development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage

The proposed stables are of a typical utilitarian/equestrian design and are proposed to be constructed from horizontal timber boards under a felt roof. The stables are 'L' shape on plan and therefore, their mass is minimised and the shape follows the boundaries of the proposed development site.

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Whilst DP5 requires new development within the curtilage of a listed building to be sited so as not to harm the setting of the host property, DP19 requires new buildings associated with the keeping of horses to be closely associated with the main house and therefore, there is the potential for conflict between the two policy requirements. However, the applicant is proposing to use an existing concrete base and in view of the orientation of the property and the use of this area for car parking and other ancillary domestic activities, it is not expected that the siting of a stable block will have an unacceptable impact in this location. In accordance with DP19, the structure will be in close association with the host property and in accordance with DP3, there is sufficient landscaping to reduce any impact in longer distance views into the site.

The Authority's Building Conservation Officer has assessed the application and confirmed there are no objections on the basis the stables are to be sited to the rear of the main listed building and are subservient in terms of size and materials. Consequently, the development should not have an impact on the setting of the principal building. The Building Conservation Officer has noted that the development does not state the need to demolish or alter any boundary walls and therefore it is assumed that the stables can be accommodated within the existing boundaries.

The Parish Council has no objection to the proposal and Natural England are of the opinion that the proposal is unlikely to affect any statutorily protected sites or landscapes. No other comments have been received in connection with the application and in view of the above, approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

