

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2017/0286/FL

Proposal: internal alterations including re-opening of doorway

Location: The Laurel Inn, New Road, Robin Hoods Bay

Decision Date: 16 June 2017

Consultations

Parish - No objection.

Environmental Health Officer - From an environmental health and housing viewpoint I have no objections to this application but, given the limited size of the accommodation, would wish to see this limited to "holiday accommodation" only.

Commercial Regulation Environmental Health - Having reviewed the above application I have no comments to make from a commercial regulation perspective.

Society for the Protection of Ancient Buildings -

Advertisement Expiry Date - 09 June 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

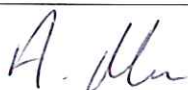
2. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**

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	D11111-01	20 April 2017
Proposed Floor Plans & North Elevation	D11111-03 Rev B	07 June 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

Signature:



Date:

16/6/17

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Informative

The applicant's attention is drawn to the comments of the Environmental Health Officer who advises from an environmental health and housing viewpoint there are no objections to this application but, given the limited size of the accommodation, would wish to see this limited to "holiday accommodation" only. The applicant is reminded that full planning permission will be required for its subdivision to provide a separate or independent unit of permanent residential accommodation.

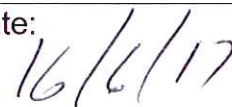
Reasons for Conditions

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.

Signature:



Date:



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Background

The Laurel Inn is a public house located within the centre of Robin Hoods Bay Conservation Area on a sharp bend in the road. It is a fairly compact four storey property with the older part (C18) being incised rendered walls with a newer part (C19) mostly herringbone-tooled coursed sandstone under a pantile roof. It is a grade II listed building.

This application seeks permission for the reinstatement of a door in the north (rear) elevation together with internal alterations to reorganise the existing holiday cottage in order to provide an empty bottle store at first floor. As originally proposed, the scheme proposed alterations to an existing box wider staircase and removal of the first floor kitchen area to provide store, with the provision of a mini kitchen/living/dining at second floor with the bedroom provided at third floor alongside the existing shower room.

Following Officer negotiations to retain the historical staircase, amended plans have been submitted which comprise the retention of the staircase to the first floor, the introduction of a partition wall across the store room to form a passageway to the reinstated access door and the insertion of a door within the partition to provide access to the bottle store.

This application has a companion application for Listed Building Consent (ref.: NYM/2017/0331/LB) also under consideration.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy document to consider with this application are Core Policy G (Landscape, Design and Historic Assets) and Development Policy 4 (Conservation Areas).

CPG 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.

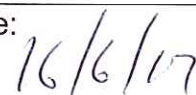
DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

The nature of the proposal is such that the scheme proposes only minor external works and consequently, the scheme will not result in any significant alteration to the character or appearance of the surrounding conservation area. The reopening of a former doorway is considered to be acceptable and is supported by Officers on the basis it will see the removal of a standard black painted board from the streetscene and its replacement with a traditional vertical boarded door.

Signature:



Date:



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The remaining internal alterations relate to the reorganisation of internal space to condense the existing holiday accommodation to two floors with the first floor space being given over to the pub. As the property is a listed building, the physical alterations are being considered in greater detail in the application for listed building consent.

Having regard to other matters, the Environmental Health Team at Scarborough Borough Council has advised that there are no objections but ideally the unit should only be occupied as holiday accommodation and not as permanent residential use. On the basis the unit of habitable accommodation is already let as holiday accommodation and the application is only for internal alterations rather than change of use, a "holiday accommodation only" condition cannot be attached. However, it is recommended that an informative is included which draws the applicant's attention to Environmental Health Officer comments and that PP will be required to sub-divide the property for permanent/independent residential use.

The Parish Council has no objection and no other comments have been received.

The amended proposal is considered to comply with the requirements of Core Policy G and Development Policy 4 of the NYM CSDPD and 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

