

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2017/0481/LB

Proposal: Listed building consent for insertion of 4.no conservation rooflights and flue

Location: Foxhill Paddocks
Low Road
Throxenby

Decision Date: 04 September 2017

Consultations

Parish -

Advertisement Expiry Date – 17 August 2017

Director of Planning's Recommendation

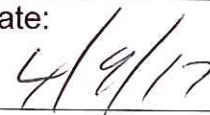
Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.				
2.	PLAN00	<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>Date Received</th></tr></thead><tbody><tr><td>Email from Anthony Wild – omission of rooflights</td><td>7 August 2017</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	Date Received	Email from Anthony Wild – omission of rooflights	7 August 2017
Document Description	Date Received					
Email from Anthony Wild – omission of rooflights	7 August 2017					

Signature:



Date:



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3.	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.
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Informative(s)

1.	MISC01 Bats (RSN MISC02)	No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.
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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	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.

Background

Foxhill Paddock is a substantial dwelling situated on the north side of Raincliffe Woods, between Ox Pasture Hall to the west and Throxenby to the east, formerly part of Raincliffe Farm. It is one of a pair of former stone barns, situated in a courtyard arrangement, both of which are grade II listed buildings. The buildings had been in a state of deterioration and disrepair for a number of years before planning permission and listed building consent were granted in December 1999 for the change of use into two units of residential accommodation with associated workspace (Use Class B1).

Subsequently planning permission and listed building consent were granted in August 2004 for 'amendments to previously approved scheme, rebuilding of collapsed section of building (retrospective), proposed demolition and rebuilding of workshop to unit 2 and demolition of existing outbuildings and erection of garage and stables' with conditions restricting the use of the workspace to be for B1 purposes only and tied to the associated dwelling.

Signature: 	Date: 
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Planning permission allowed on appeal in 2016 for the removal of the occupancy and business use restrictions to create an open market and unrestricted dwelling. Planning permission was granted earlier this year to use the area of the dwelling that was formerly workspace as a holiday letting cottage comprising a kitchen, living room, bedroom and bathroom.

This application now seeks listed building consent for the installation of a flue at the southern end of this single storey part of the building. Permission was originally sought for four rooflights, but following objections received from the Building Conservation Team regarding the impact this would have on the character of the uncluttered roofslope, this element of the scheme has been omitted from the proposal.

Main Issues

The relevant polices of the Local Development Plan is considered to be Development Policy 5 (Listed Buildings).


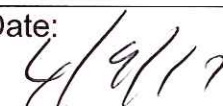
Development Policy 5 permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The proposed flue would have a functional appearance and would not over-domesticate the appearance of the building. Furthermore, it is not considered that the single flue would have a detrimental impact on the currently uncluttered roof slope and would not therefore have a detrimental impact on the character or fabric of this listed building.

In view of the above the proposal is considered to meet the relevant policies of the Local Development Plan 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 the omission of the proposed rooflights, so as to deliver sustainable development.

Signature: 	Date: 
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