

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Grosmont

Application No. NYM/2017/0793/FL

Proposal: part rebuilding of external walls and raising of roof height, alterations and construction of extension to domestic outbuilding

Location: The Priory, Grosmont

Decision Date: 30 March 2018

Consultations

Parish - Support.

Forestry Commission - Please refer to standing advice.

Site Notice Expiry Date - 30 March 2018.

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 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
Site Location Plan	0513.KF.07	02 February 2018
Layout & Block Plan	ATA-2017-44 Dwg No. 02	13 November 2017
Proposed Elevations & Sections	ATA-2017-44 Dwg No. 05	13 November 2017
Proposed Floor Plans	ATA-2017-44 Dwg No. 04	13 November 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- The development hereby permitted shall be used for domestic hobby and storage purposes incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
- Stonework to Match**
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 of coursing and pointing unless otherwise agreed with the Local Planning Authority.

Signature:



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Conditions (continued...)

5. The roof of the development hereby permitted shall be clad in natural slate and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. **Windows and Doors - Timber**
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.
7. **Guttering Fixed by Gutter Spikes**
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.
8. **Black Coloured Rainwater Goods**
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. **Timber Cladding (inserts)**
The external elevations of the potting shed and WC extension on the domestic outbuilding hereby approved shall, within three months of first being brought into use, be clad in horizontal timber cladding (allowed to weather naturally or stained dark brown/black) and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
10. **Archaeological Full Survey**
No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Signature:



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Informatives

1.	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2.	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com</p>

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 enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
- 4 & 5. 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.
- 6 to 9. 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.
10. In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with NYM Core Policy G which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.

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Background

The Priory occupies a relatively isolated site to the north of Grosmont and approximately 200 metres east of the small housing development of Priory Park. The site enjoys open countryside to the east and west and to the immediate north and south is mature woodland. There is a track to the north of the site which is a designated bridleway but the property does not have any immediate neighbours.

The site lies on the north bank of the river Esk and consists of a large stone built dwelling with a range detached outbuildings to the rear (east) comprising a large stone under corrugated sheet garage and store building with a smaller brick building at 90degrees forming a 'courtyard arrangement' in the garden. Planning permission was granted in 2013 for the construction of a contemporary garden room with an octagonal plan form together with and attached to a more traditional 'link' to the main house. That permission has been completed.

This application seeks full planning permission for the renovation and modest extension of the existing monopitch garage/outbuilding to form a studio/hobby space with bike store/workshop. The existing structure is currently presented in two parts with a break in the roof line. This proposal includes raising the lower section by approximately 1 metre to match the main building. The modest, timber clad extension proposed for the east facing elevation will house a WC and potting shed. The scheme provides for a natural welsh slate roof to replace the existing corrugated sheet roof with replacement and new timber windows/doors throughout. A number of rooflights are proposed for the west (house) facing roof elevation and a mezzanine/gallery level will be provided internally.

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) and Development Policy 19 (Householder Development).

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

DP19 states that proposals for extensions or alterations to dwellings, or other 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, or that of the existing dwelling.

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The existing building has some age to it but is not necessarily a traditional building. It has a clearly utilitarian appearance and functional character. It is however, largely of traditional stone construction with side hung traditional timber garage doors and personnel doors with a less high-quality corrugated metal sheet roof. It is positioned to the rear of the main dwelling and not therefore visible from the road when approaching the dwelling by car. The main views are from the bridleway to the north but the building relates well to the host property and its natural materials and dark roof ensure it is not prominent.

It is considered that the proposal would represent a significant enhancement to the quality and appearance of the outbuilding. Although the roofline is proposed to increase in part, the replacement of the corrugated metal roof with natural slate is considered to be an enhancement and the building would still continue to read as a subservient or ancillary building in connection with the main dwelling. The proposed changes to the fenestration pattern are considered acceptable. The proposal does incorporate a number of large rooflights but these will be fitted to the elevation which faces the house and therefore are in a position where there is least landscape impact. The proposed timber clad extension to provide a potting shed and WC is of modest proportions and again, will read as an ancillary extension of utilitarian design. It also helps to add interest and an architectural feature on an otherwise large and quite tall blank elevation. The site does not have any immediate neighbours and consequently the works to or use of the outbuilding will not have an adverse impact upon neighbouring amenity. The site is of sufficient size to accommodate the modest increase to the size of the building.


In terms of use, Officers are satisfied that the building is required for hobby purposed, ancillary to the occupation of the main house. The applicant is an artist and the studio space will therefore provide dedicated space reducing demands on the shared family space within the main house. A generous store/workshop will be retained so it is not anticipated that the use of some of the building for studio space will trigger the need for replacement storage buildings in the future.

The Parish Council support the application and no other representations have been made.

In view of the above the proposed works are considered to accord with the requirements of development policies 3 and 19 of the NYMCSDPD 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 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.

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