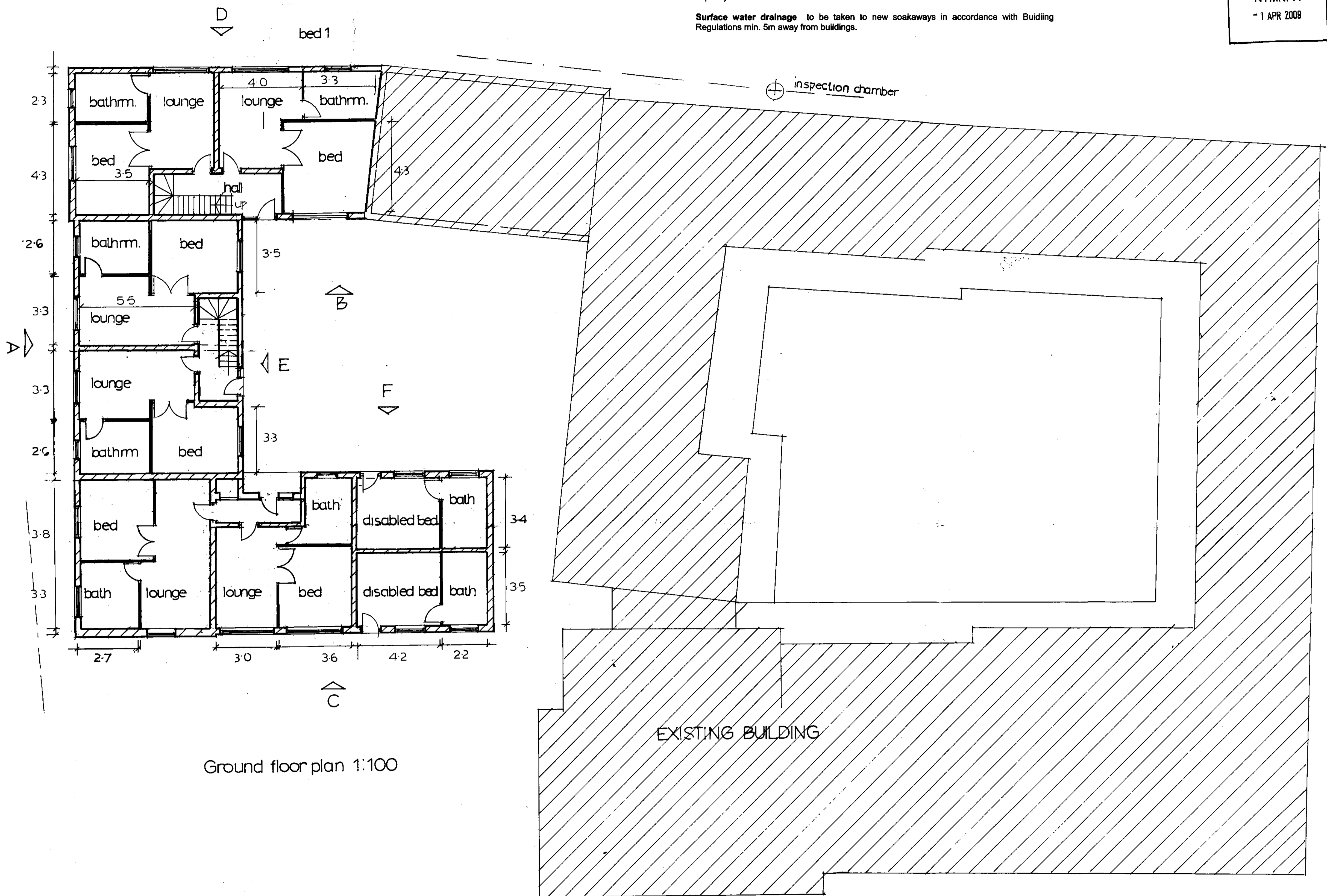


DRAINAGE

Precise details of drainage layout to new buildings to be provided and agreed with Building Control and Local authority planning department and Environmental Agency before work commences on site but all **foul drainage** to connect to existing drain via existing inspection chamber and then to drainage which connects to existing sewage treatment plant which has consent from Environment agency under no. 27/26/0039 with allowance for increase in capacity.

Surface water drainage to be taken to new soakaways in accordance with Building Regulations min. 5m away from buildings.

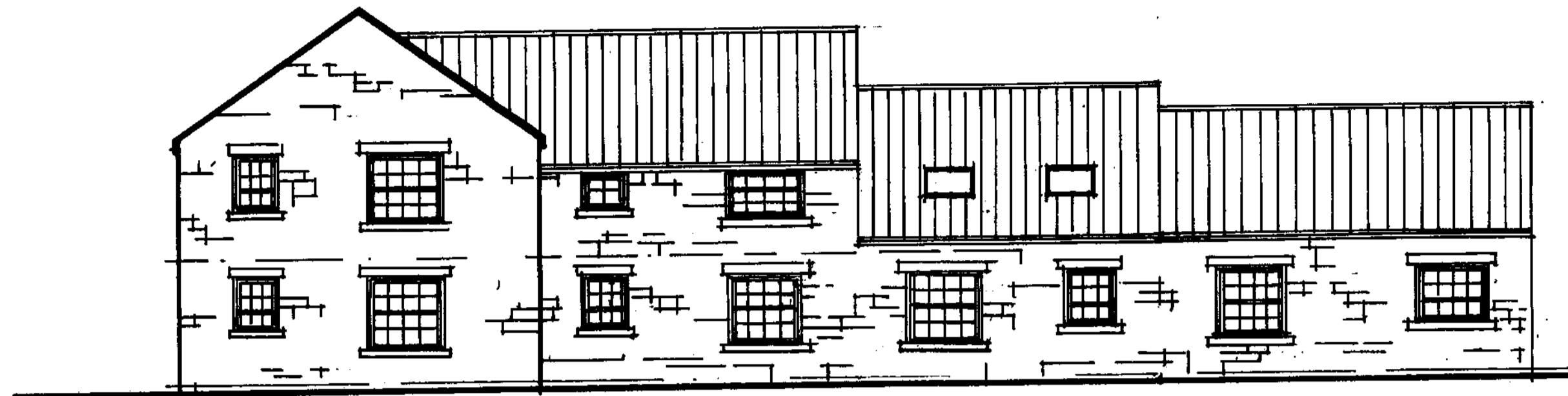
NYMNP
- 1 APR 2009



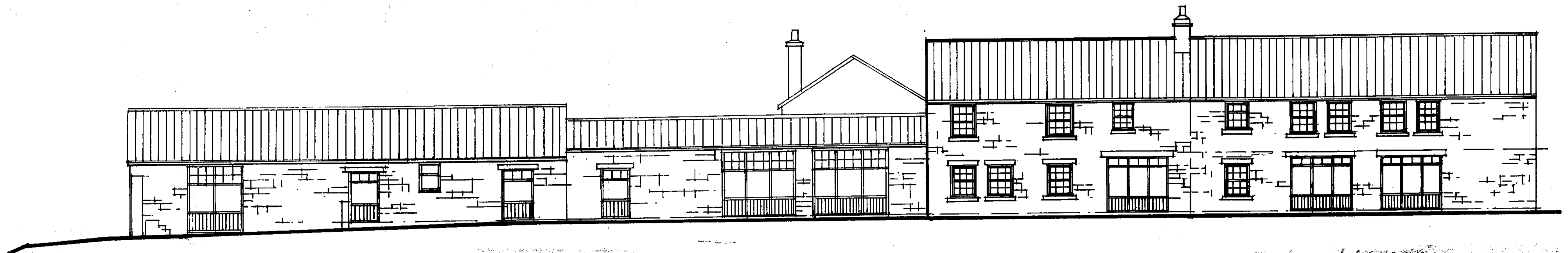
Ground floor plan 1:100

<p>Edgar Allen Partnership 13 YORK PLACE SCARBOROUGH NORTH YORKSHIRE YO11 2NP Tel: 01723 373552 Fax: 01723 364337</p>		<p>Scale 1:100 Dwn JMB Date 11/08 Dwng. No 8/G2315/10</p>
<p>CLIENT Lifestyle Hotels Ltd.</p>	<p>REVISIONS</p>	
<p>PROJECT Proposed extension to Ox Pasture Hall Scarborough revised 11/08</p>		
<p>DETAIL Plans as PROPOSED ① ●</p>		

NYMNPA
- 1 APR 2009




elevation A west



elevation D north





elevation C south

 Edgar Allen Partnership <small>13 YORK PLACE SCARBOROUGH NORTH YORKSHIRE YO11 2NP</small>		<small>Tel: 01723 373552 Fax: 01723 364337</small>	
CLIENT Lifestyle Hotels Ltd.	REVISIONS	Scale 1:100 Dwn JMB Date 11/08 Dwng. No 8 / G2315/2	
PROJECT Proposed extension to Ox Pasture Hall Scarborough revised 11/08			
DETAIL Plans as PROPOSED (3) elevations			

NYMNP
- 1 APR 2009



First floor plan 1:100

 Edgar Allen Partnership 		Scale 1:100
CLIENT	Lifestyle Hotels Ltd.	REVISIONS
PROJECT	Proposed extension to Ox Pasture Hall Scarborough revised 11/08	Dwn JMB Date 11/08 Dwng. No 8/G2315/11
DETAIL	Plans as PROPOSED (2)	

NYMNP
- 1 APR 2009



elevation F




elevation E

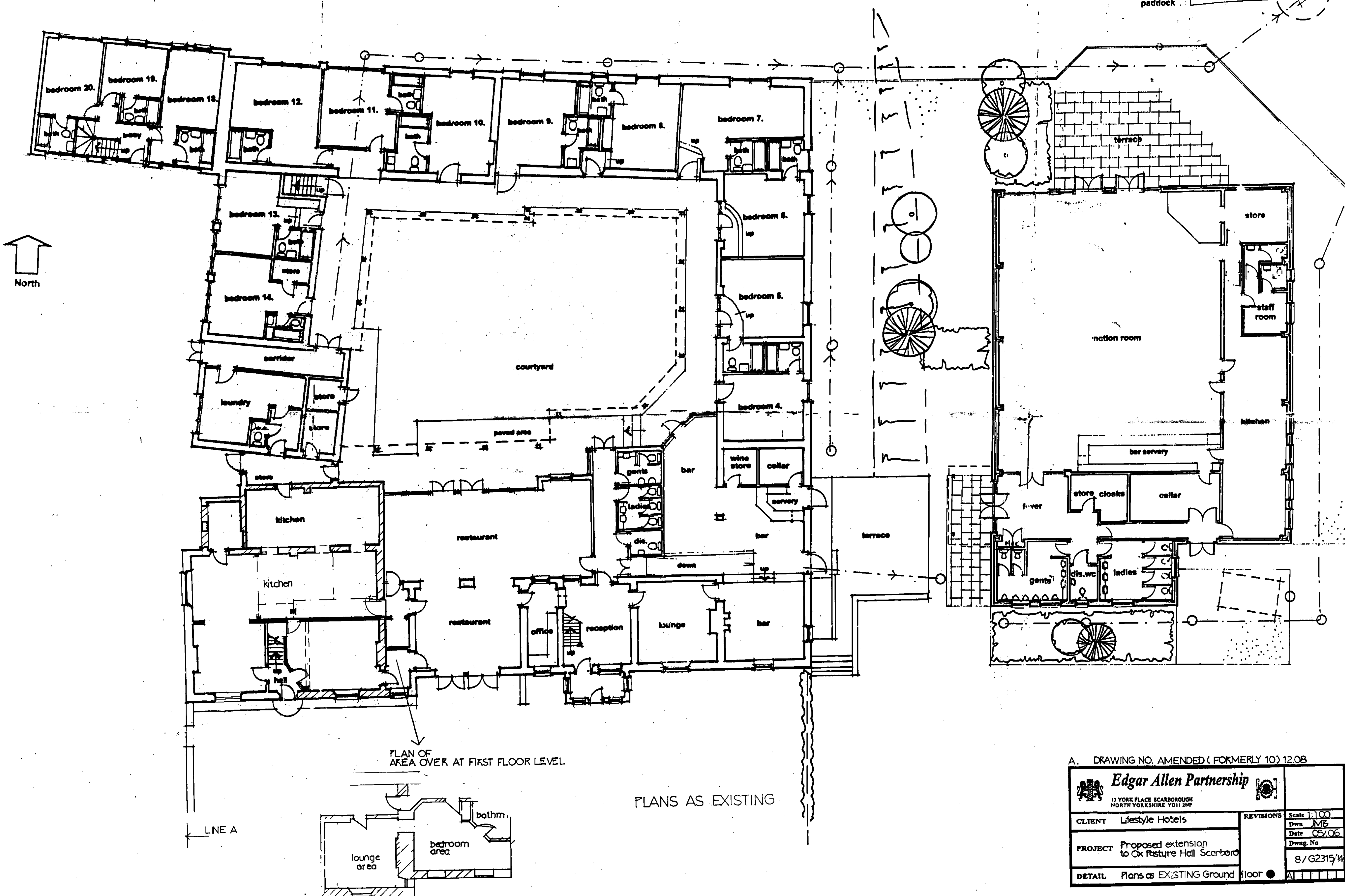


elevation B

NYM / 2009 / 0 2 1 8 / L B

 Edgar Allen Partnership 13 YORK PLACE SCARBOROUGH NORTH YORKSHIRE YO11 2NP		REVISIONS Scale 1:100 Dwn JMB Date 12/08 Dwng. No 8/G2315/3
CLIENT	Lifestyle Hotels Ltd.	
PROJECT	Proposed extension to Ox Pasture Hall Scarborough revised 11/08	
DETAIL	Plans as PROPOSED (4) elevations (2)	

NYMNP
- 1 APR 2009



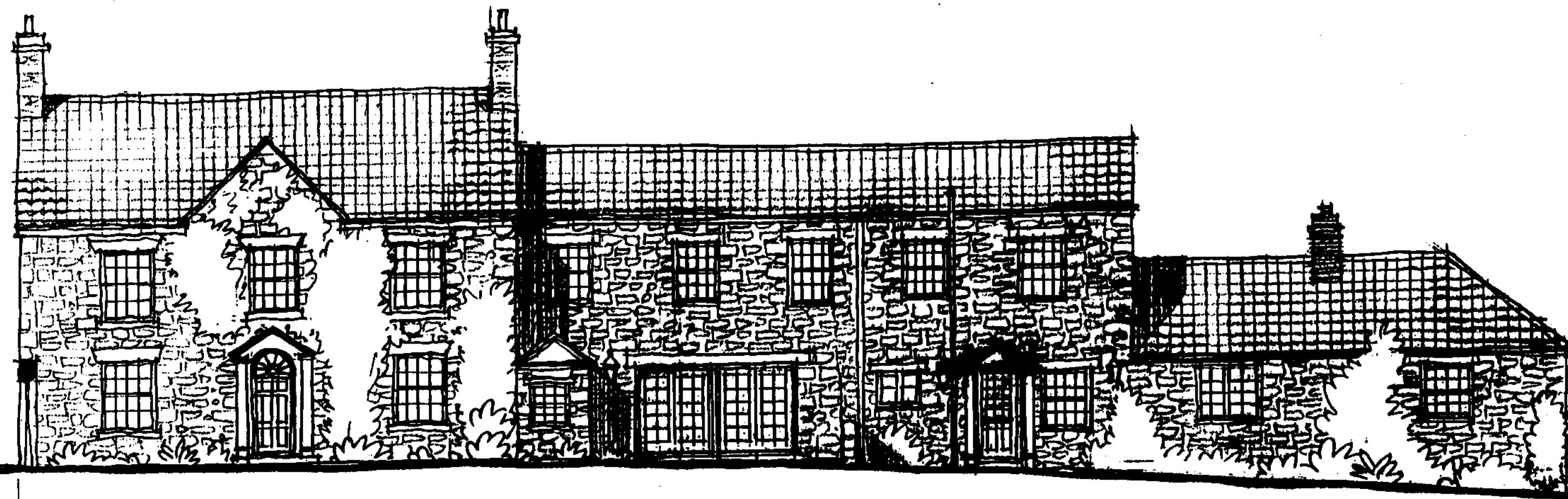
PLAN OF AREA OVER AT FIRST FLOOR LEVEL

PLANS AS EXISTING

A. DRAWING NO. AMENDED (FORMERLY 10) 12.08

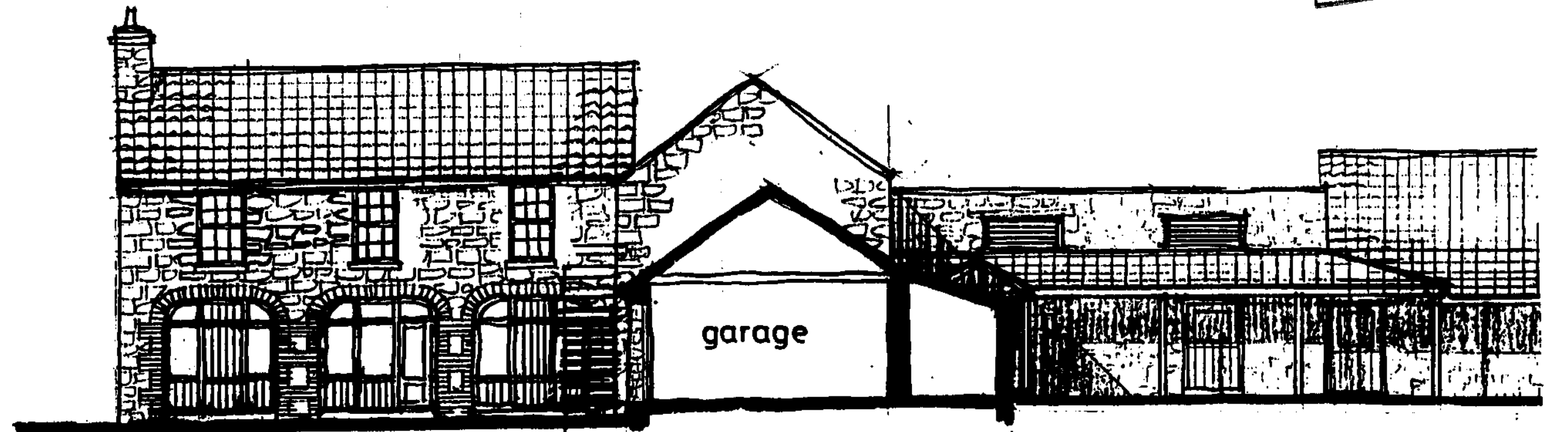
		Scale 1:100 Dwn JMB Date 05/06 Dwng. No 8 / G2315/4	
CLIENT	Lifestyle Hotels	REVISIONS	
PROJECT	Proposed extension to Ox Pasture Hall Scarborough		
DETAIL	Plans as EXISTING Ground floor		

NYMNP
- 1 APR 2008

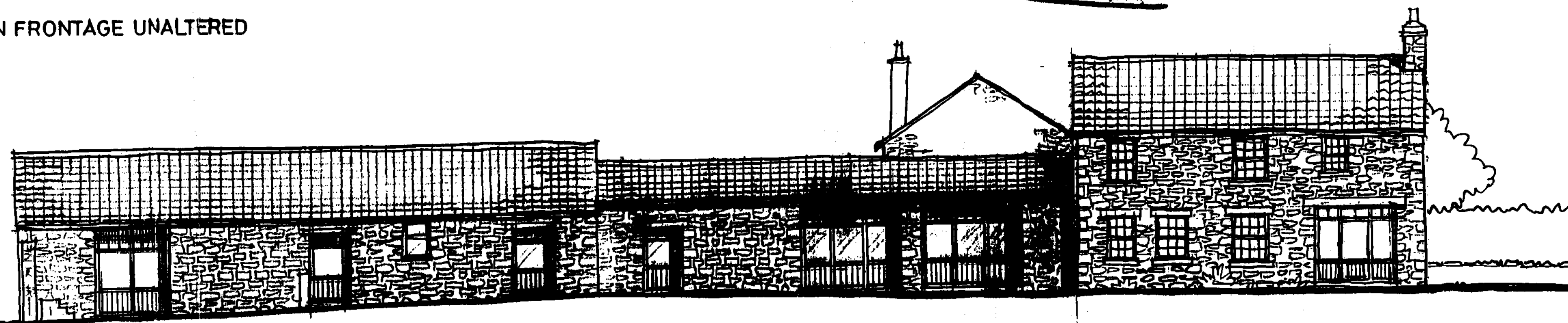


SOUTH ELEVATION - MAIN FRONTAGE UNALTERED

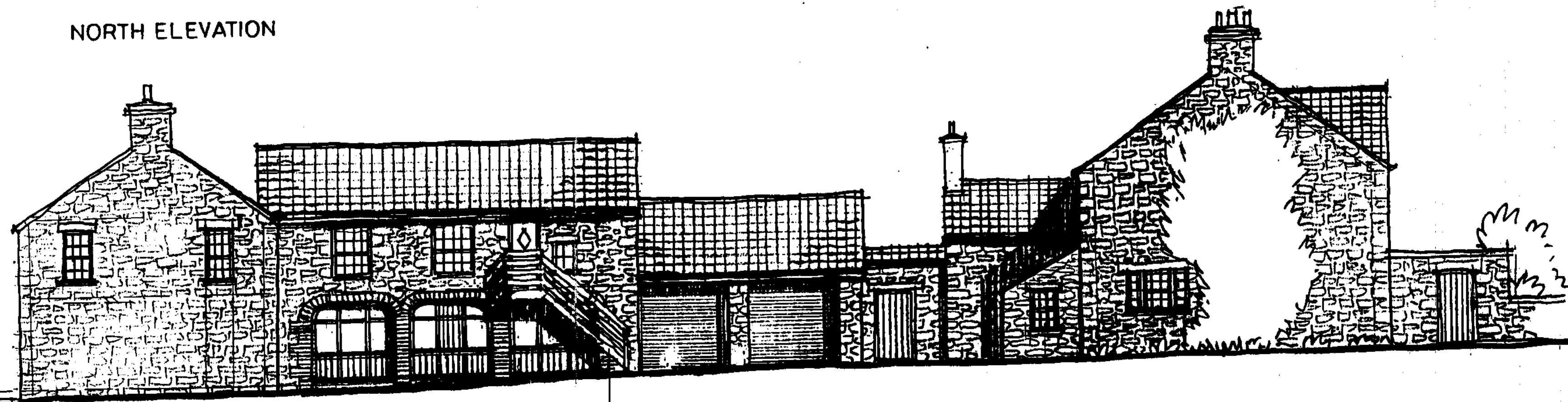
LINE A



SOUTH ELEVATION - SECTION A-A

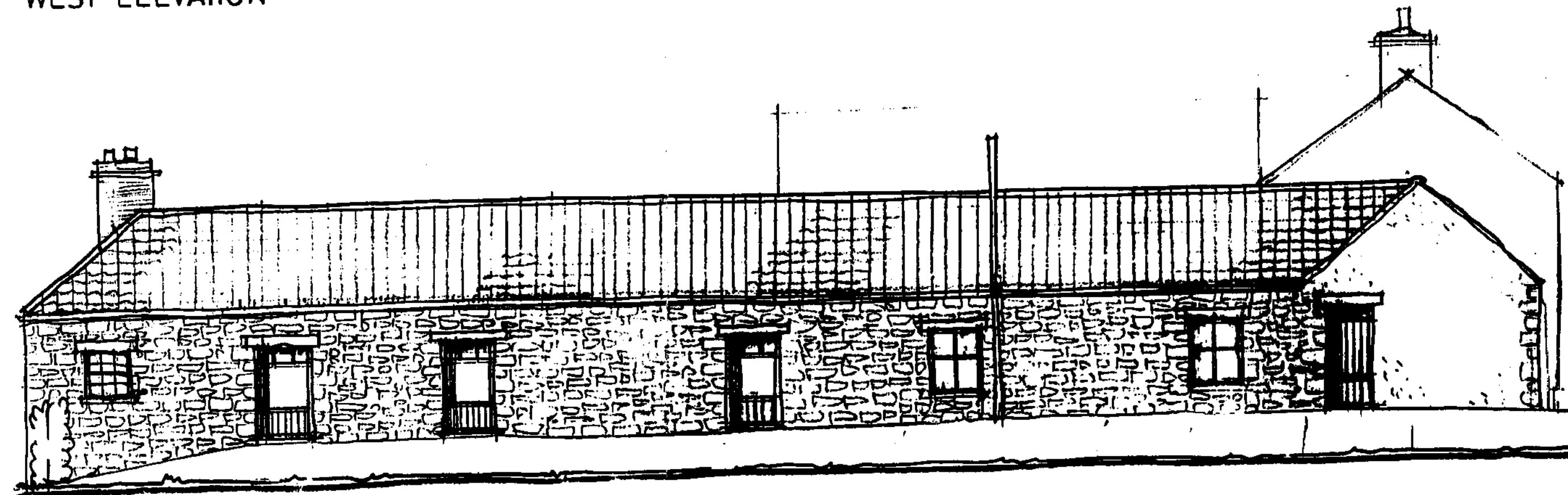


NORTH ELEVATION





this stair now removed

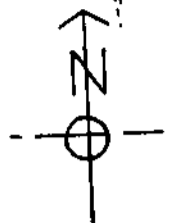
WEST ELEVATION



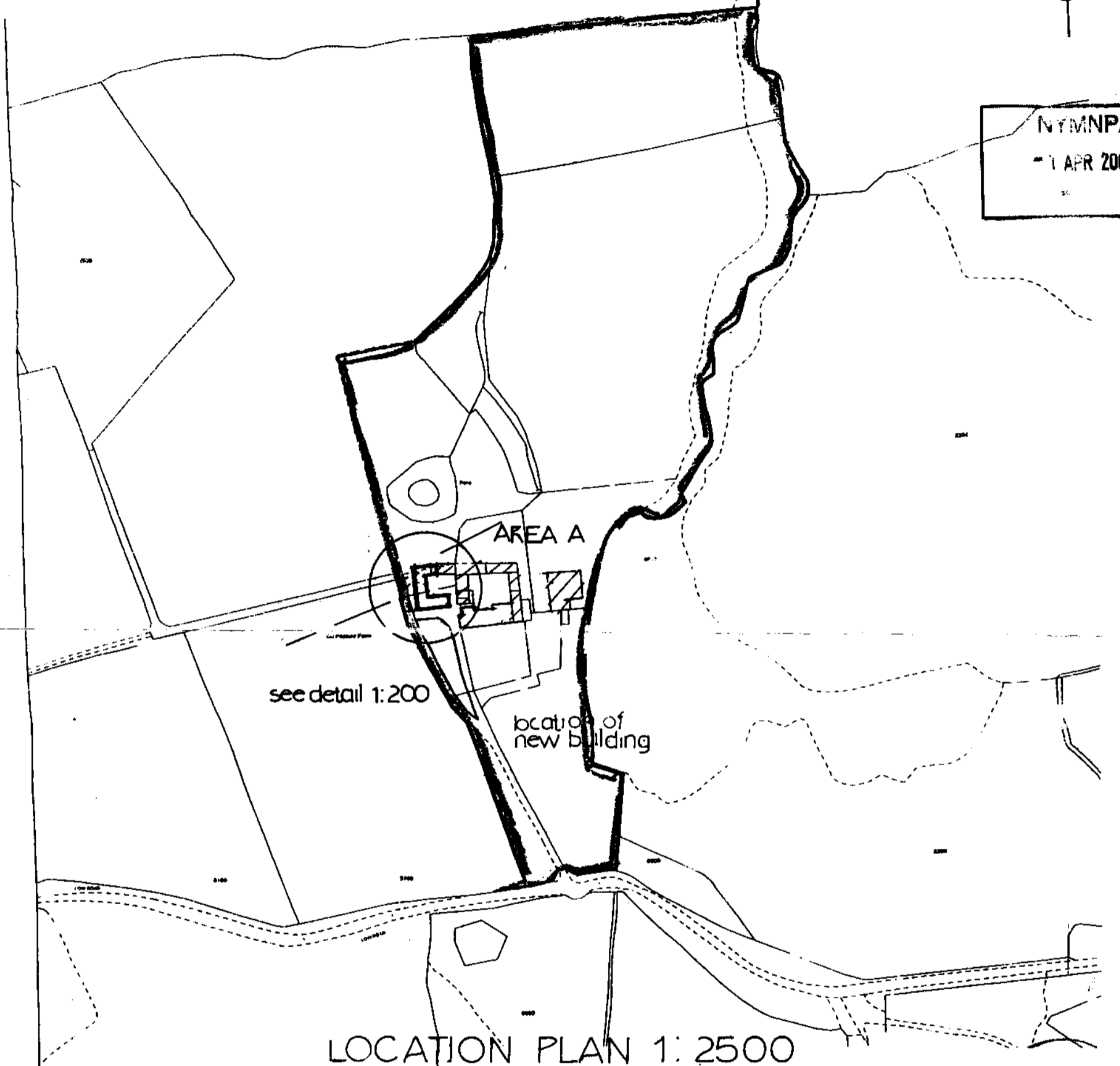
EAST ELEVATION



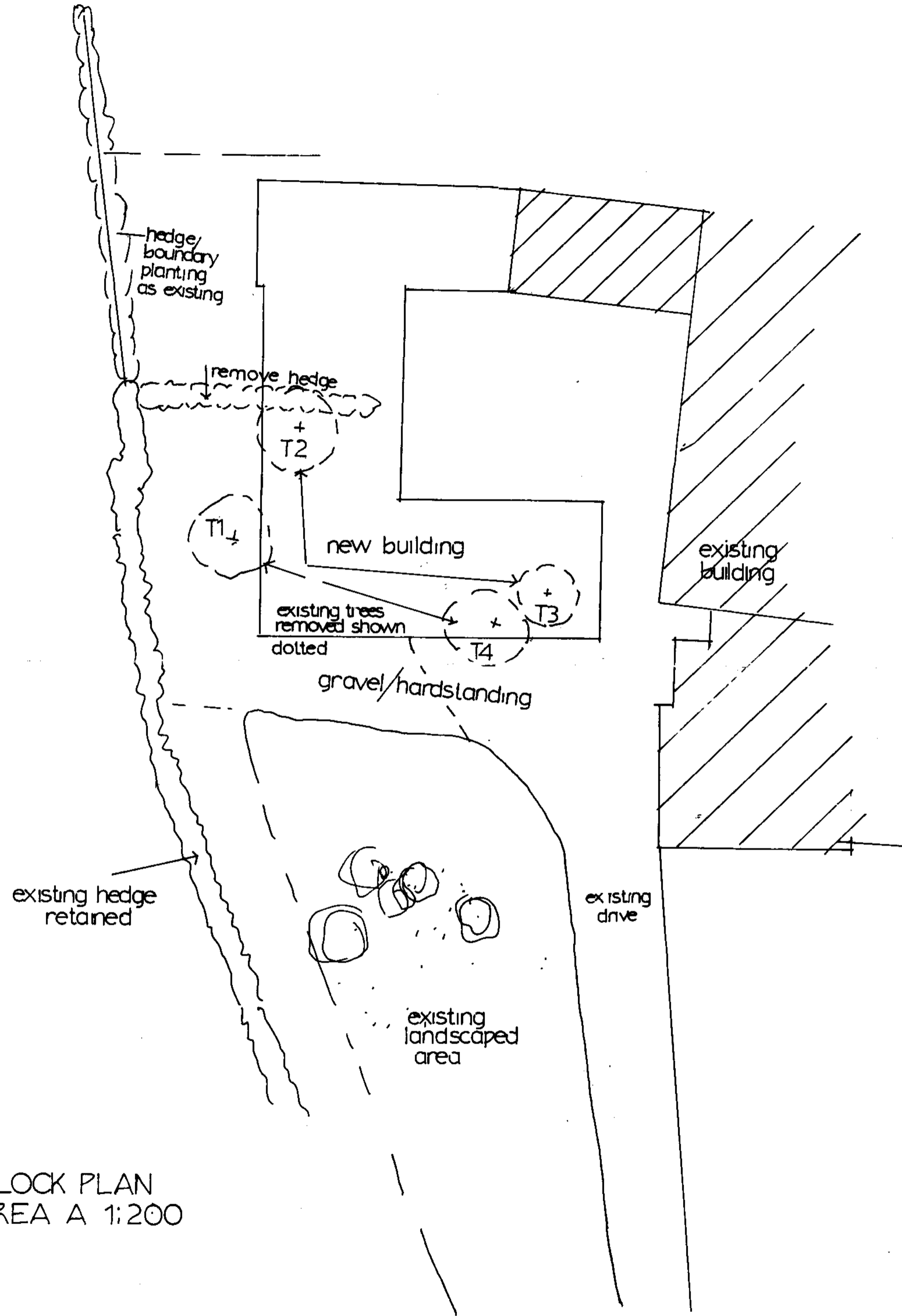
 Edgar Allen Partnership <small>13 YORK PLACE SCARBOROUGH NORTH YORKSHIRE YO11 2NP</small>			
CLIENT	Lifestyle Hotels Ltd.	REVISIONS	Scale 1:100
			Dwn JMB
			Date 07/08
PROJECT	Proposed extension to Ox Pasture Hall, Scarborough		Dwng. No
			8 / G2315/9
DETAIL	Plans as EXISTING Elevations		





NYMNPA
 - 1 APR 2009



LOCATION PLAN 1: 2500



BLOCK PLAN
 AREA A 1:200

 Edgar Allen Partnership 13 YORK PLACE SCARBOROUGH NORTH YORKSHIRE YO11 2NP			
CLIENT	Lifestyle Hotels	REVISIONS	Scale OS 57DW Dwn JMB
PROJECT	Proposed Extension to Ox Pasture Hall Scarborough		Date 01/09 Dwg. No
DETAIL	LOCATION PLAN and BLOCK PLAN		8 / G2315/5

SE00009, 89292
09/218 P41.

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): **LIFESTYLE HOTELS LTD**

Unit: House number: House suffix:

House name:

Address 1: **SLAWBY HOUSE**

Address 2: **31 HILL STREET**

Address 3:

Town: **KIRTON LINDSEY**

County: **NORTH LINCOLNSHIRE**

Country: **ENGLAND**

Postcode: **DN21 4LX**

2. Agent Name and Address

Title: First name:

Last name:

Company (optional): **EDGAR ALEN PARTNERSHIP**

Unit: House number: House suffix:

House name:

Address 1: **13 YORK PLACE NYMNP**

Address 2: **- 1 APR 2009**

Address 3:

Town: **SCARBOROUGH**

County: **NORTH YORKSHIRE**

Country: **ENGLAND**

Postcode: **YO11 2NP**

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

PROPOSAL IS TO EXTEND THE EXISTING HOTEL TO PROVIDE 9 SELF CONTAINED SUITES AND 2 UNITS FOR THE DISABLED (WHEELCHAIR USERS). THE SUITES WILL INCLUDE A LOUNGE, BEDROOM AND BATHROOM. THE DISABLED UNITS TO COMPRISE BEDROOM AND ENSUITE BATHROOM. THE BUILDING WILL COMPRISE PART 2 STOREY AND PART SINGLE STOREY ACCOMMODATION. FURTHER DETAILS ARE GIVEN IN LETTERS AND DESIGN STATEMENTS WHICH ACCOMPANY THIS APPLICATION.

3. Description of Proposed Work (continued)

Has the work already started without consent? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **OX PASTURE HALL HOTEL**

Address 1: **LADY EDITHS PRIVE**

Address 2: **WOODLANDS**

Address 3:

Town: **SCARBOROUGH**

County: **NORTH YORKSHIRE**

Postcode (optional): **YO12 5TD**

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

NOT FOR THIS AREA OF THE SITE

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

**NYMMPA
- 1 APR 2009**

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: **MR. HILL**

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?
OPPORTUNITY TO DEVELOPMENT AN INITIAL SKETCHY SCHEME BUT DESIGN AMENDED MORE IN LINE WITH PLANNING OFFICERS COMMENTS.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	STONEMWORK	AS EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	PANTILES		<input type="checkbox"/>	<input type="checkbox"/>
Chimney	NOT APPLICABLE		<input type="checkbox"/>	<input type="checkbox"/>
Windows	TIMBER.	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
External doors			<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	PLASTERED NO CHANGE	PLASTERED IN NEW	<input type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input type="checkbox"/>	<input type="checkbox"/>
Floors	NO CHANGE	SOLID	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors		TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	NO CHANGE.	P.V.C. OR AS OTHERWISE AGREED WITH PLANNING AUTHORITY	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	NO CHANGE	NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	NO CHANGE	NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)	-	-	<input type="checkbox"/>	<input type="checkbox"/>

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Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

DRAWING NO'S 8/02315/9, 10, 11, 12, 13, 14 and 15
and COLOUR PERSPECTIVE.

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: Yes No
- b) Demolition of a building within the curtilage of the listed building: Yes No
- c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

NO DEMOLITION

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

SEE ATTACHED LETTERS AND DECLARATION STATEMENTS.

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
- b) Works to the exterior of the building? Yes No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)? Yes No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

THERE ARE NO ALTERATIONS TO THE EXISTING BUILDINGS THE WORKS COMPRISE EXTENSIONS. AS SHOWN ON ATTACHED DRAWINGS.

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I Ecclesiastical Grade II

Grade II Ecclesiastical Grade II*

AS FAR AS WE ARE AWARE.

Grade II* Don't know

Ecclesiastical Grade I

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No Don't know

If Yes, please provide the result of the application:

NYMNP
- 1 APR 2009

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

NYMNPA

1 APR 2008

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

DESIGN + ACCESS STATEMENT LETTER OR SUPPORT FROM PLANNING CONSULTANT
 3 copies of other plans and drawings or information necessary to describe the subject of the application:

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):
LETTER FROM OWNER OF PROPERTY

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Date (DD/MM/YYYY):

26 MARCH 09

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers *CONTACT VIA AGENT*

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (*Please select only one*) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

A
NYM / 2009 / 0218 / L 8

Lifestyle Hotels Ltd

SCAWBY HOUSE
31 HIGH STREET
KIRTON LINDSEY
NORTH LINCOLNSHIRE
DN21 4LX
TEL:

12 February 2009

Planning
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNPA

1 APR 2009

Dear Sirs,

RE: Bedroom Extension - Ox Pasture Hall Country Hotel

Please include this letter in support of our Planning Application.

I would like to take this opportunity to explain the reasons and benefits of the proposed extension at Ox Pasture Hall

1) Improve the trading viability of the hotel

Hotel investment is primarily an investment in land, buildings and interior assets. The bulk of the capital is invested in the fixed assets of the hotel, combined with the continuity of hotel activity (e.g. staff wages), which gives rise to high fixed costs, which have to be covered irrespective of the volume of the business.

The three previous owners/occupiers of Ox Pasture Hall have stayed on average, between four and five years before selling up and moving on, which indicates the financial difficulties and high fixed costs involved with operating a small hotel, particularly in such a seasonal location as Scarborough.

Occupancy in the Scarborough area is generally low from late autumn to early spring, however, once the tourist season starts, commercial hotels are generally full, with the demand outstripping supply. The seasonal highs and lows make it important to generate significant revenue through the high season. This is difficult with only 21 bedrooms.

The additional eleven bedrooms would significantly improve the operating costs and make the hotel more viable. Management and operating costs per room would be reduced, as the hotel already has a general manager, restaurant manager, assistant manager, head chef and sous chef.

2) Generate additional local employment

The additional bedrooms would also generate additional local jobs (e.g. waiting and bar staff, housekeepers, kitchen staff, supervisors and receptionists etc) at the hotel.

It is estimated that the proposed development would generate an additional 14 positions, consisting of 2 housekeepers, 3 waiting and bar staff, 3 kitchen staff, 2 supervisors, 1 receptionist, 1 sales person and 2 porters.

This additional local employment has never been more important, with thousands of jobs being lost every day. It is estimated that by the end of the year, 3 million people will be unemployed.

The investment would also have the knock on effect of generating more business for the hotels local suppliers (e.g. butchers, food suppliers, etc) and give work to the local construction industry, which has been devastated for the last 12 months and shows no sign of improvement. Even the government is considering capital investments to stimulate the economy. Local investment is particularly important at a time when the majority of organisations are cutting back.

3) Attract a new type of leisure customer to Scarborough and the North York Moors National Park

The addition of the 9 luxury suites and 2 disabled bedrooms would help attract a new type of leisure customer into the Scarborough and southeast area of the North York Moors National Park. A more affluent and discerning consumer, who has more disposable income to spend in the local economy, a consumer who appreciates walking, the countryside and admiring the magnificent scenery of the North York Moors National Park.

This type of consumer demands luxury and is likely to stay away from the area if the luxury hotel product is not available. At the moment the only luxury hotels in the North York Moors National Park are located to the east, in Helmsley.

The Feversham Arms in Helmsley recently received planning consent for a large development (new entrance area, underground car park, two storey health centre and additional accommodation) to help meet the needs of this type of discerning customer. Currently there are no luxury hotels in the Scarborough or Whitby area, which has a bedroom stock of luxury suites.

The Lake District and Cumbria is a good example of a tourist destination that caters for the affluent discerning consumer, with 9 luxury red star hotels and 10 four or five star hotels. By comparison, Scarborough, the Yorkshire coast (Whitby, Filey and Bridlington) and the North Yorkshire Moors National Park, do not have any luxury red star hotels (as graded by the AA hotel inspectors) and only 4 four-star hotels (two upgraded from three star last year).

Scarborough has traditionally provided cheap and cheerful hotel accommodation, which is likely to have restricted the more discerning consumer visiting the area, missing out on the delights of Forge Valley and wonderful scenic areas of the southeast and northeast areas of the North York Moors National Park.

4) Recent developments

A significant amount of money has already been spent in the early stages of developing a luxury hotel.

All bedrooms have already been refurbished to a very high standard. Bathrooms have also undergone a luxury makeover with new bathroom suites and natural stone tiles on the walls and floor. Public areas have been refurbished and a new kitchen built at £250,000. The kitchen's bespoke cooking island cost nearly £50,000.

These developments have been welcomed, however; many enquiries are requesting larger more luxury accommodation with separate sitting areas. Bookings are often lost through not having the required bedroom stock.

5) Cannot accommodate wedding guests

Ox Pasture Hall is licensed for civil weddings and is a very popular wedding destination. Many of the weddings require more bedrooms than the hotel can provide, which is not a satisfactory situation, requiring guests to be booked into accommodation of a lower standard and a few miles from the hotel.

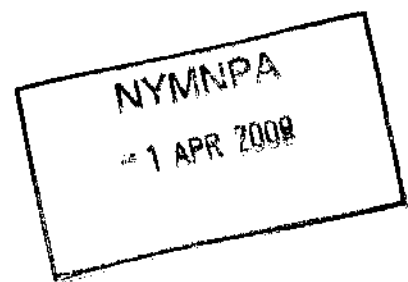
The additional eleven bedrooms would help meet the demands and make weddings a more enjoyable experience for all guests travelling to the area.

In conclusion, the small eleven-bedroom development would improve the viability of the hotel, increase job security for the current employees and generate additional jobs for the local population. The specialised nature of the new luxury product would bring a new different type of consumer into the Scarborough area, one with more disposable income for the local economy.

In the current turbulent times, it has never been more important to preserve and generate jobs. The construction of the additional eleven bedrooms would see local investment, when the majority of businesses are cutting back.

Yours faithfully,

Shaun Conway.



Our Ref: R 1954

23rd March 2009

National Park Officer
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Dear Sir

PROPOSED EXTENSION TO OX PASTURE HALL COUNTRY HOTEL

Set out below are my comments in support of the planning and listed building applications for the extension of the above hotel to accommodate extra bedrooms. These are to be read in conjunction with the letter submitted by Mr Shaun Conway of Lifestyle Hotels Ltd.

Ox Pasture occupies a secluded position on the very edge of the National Park and close to the large town of Scarborough, a key resort in the country's hierarchy of tourism centres. Given its particular location it has to be recognised that it forms part of the town's overall tourism facilities as well as providing accommodation for users of the National Park. However, being set well back from Low Road, it is not a conspicuous feature in the landscape. It is only possible to gain a brief glimpse of the buildings from the road, and in any wider view the complex retains the character and appearance of a traditional farm unit. There are no adjoining properties.

Mr Conway has explained the need to improve the trading viability of the hotel. He has recognised that there is a serious shortfall of luxury suites in local hotels, in fact none in the Scarborough - Whitby area have such facilities. The additional bedrooms would significantly improve the running costs/efficiency of the business. The existing management and restaurant teams will cope with the extra customers using the hotel, but it is estimated that some 12-15 extra service staff will be required. Such extra job opportunities are of vital importance in rural areas such as a National Park.

The design of the extension has been based on the agricultural character of this former farm complex. It is appreciated that the old farmhouse is a 'listed building', but it has very much become absorbed into the existing hotel group. The current proposal is well set back behind the farmhouse and will therefore have no significant impact on its particular setting or character. However, as far as the appearance of the group as a whole is concerned, I would suggest that this proposal, which takes account of comments made by your Officers in

Continued ...

previous correspondence, is very much in keeping with the older buildings at the site. The accommodation is to be set out round a small 'yard'. The front range, closest to the old farmhouse but set back 12m from it, is to be single storey in height. Along the western side of the development the height will increase in several steps to join the two storey building at the back.

The building materials and detailing will respect those of the original buildings. The scale and massing of the units will also fit in with the layout of existing buildings in the group.

This part of the site is currently under-used, and is of little amenity value. The proposed extension would complete the development of the site. In any longer views of the complex, it would retain the agricultural character of a traditional farm complex, rather like Raincliffe Farm a little way to the east.

As explained in the Design and Access Statement submitted with the application, the proposal is very much in line with Local Plan policies on the extension of 'serviced accommodation'. Principles for Tourism in National Parks contain the guidance that "the scale, design, management and marketing of development should respect local distinctiveness and diversity, the carrying capacity of the local environment and its communities, and seek to enhance the landscape."

The scheme at Ox Pasture is very much in accord with this guidance. The scale and design of the new building match the character and appearance of the existing buildings and the management of the facility is already in place. The need for this special type of accommodation has been identified - it is not currently available in the Scarborough area - the increase to the size of the hotel will have no significant impact on the local environment or nearby community, and the scheme will complement the existing development enhancing its overall appearance in the landscape.

Ox Pasture Hall will remain a relatively inconspicuous feature on the edge of the National Park. Even in its extended form it will be much smaller than other hotels found in the National Park such as Hackness Hall and The Raven Hall Hotel, both of which occupy more isolated and prominent settings.

The scheme is a well thought out and designed development to complement the existing facilities at the site. It represents a natural extension to the existing hotel enterprise without having any detrimental impact on the appearance of the area or the amenity of any neighbour. It is in line with planning policies.

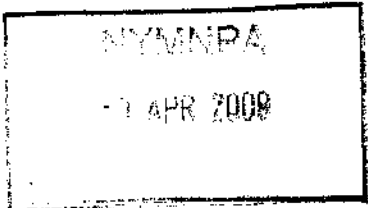
It is therefore hoped that you will be able to recommend the approval of this sensitive scheme.

Yours faithfully

Paul Elm



**PROPOSED EXTENSION TO OX PASTURE HALL THROXENBY
SCARBOROUGH**



DESIGN AND ACCESS STATEMENT

Context

The Ox Pasture Hall complex occupies a secluded setting on the northern side of Low Road between Throxenby and Mowthorp. It is close to the edge of the National Park, only a short distance from the built up area of Scarborough and the A171, Scarborough-Whitby road. Over the years it has evolved as an hotel. In the recent past the accommodation has been refurbished and extended, and all work has been carried out to a high specification. Public areas as well as the bedrooms have been improved, and a new kitchen installed.

Whilst these improvements have been welcomed by customers, there is a growing demand for more spacious accommodation, preferably with separate sitting areas.

The business is licensed for civil weddings and has become a very popular wedding venue. However, many such functions require more bedrooms than the hotel can provide.

Amount of Development

The scheme relates to the development of an underused piece of land to the west of the hotel. It is currently used as car parking and storage. The hotel has evolved from its original use as a farm with the accommodation positioned around all four sides of what would have been the farmyard with the farmhouse in its south-western corner. A range of buildings currently project from the north western corner of the group and its onto this that the extension would be added, to create a second, smaller 'yard'. It will be set back over 12m from the front elevation of the old farmhouse.

The hotel complex currently has a 'footprint' of some 1350sq m. The extension would add some 343sq m to this figure representing a modest increase of approximately 25%.

Layout

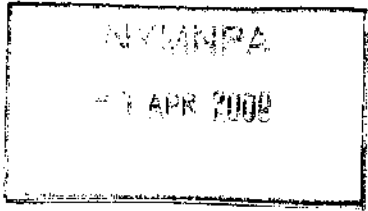
The hotel accommodation is largely housed round what was the farmyard at Ox Pasture with a new function room facility to the east. Whilst the extension would be built onto the existing building there would be no internal link to the current layout of the hotel. This would be completely unaffected by the proposal. Access to the new accommodation would be through the reception area and then via a covered walkway to the newly created enclosed 'yard'.

Scale

The scale of the extension will be very much in keeping with the massing and proportion of the existing buildings in the group. The ridge lines have been broken so that the new building will be assimilated into the pattern of the existing converted farm buildings giving it the character and appearance of a traditional group, rather like the attached examples taken from the RCHM's book "Houses of the North York Moors".

The southern elevation, or the front, of the extension will be single storey in height and set back 12m from the front of the former farmhouse. This 'set back' will further reduce the scale of the new work.

continued..



Landscaping

No specific landscaping has been included within the site, but the hedge running along its western boundary will be extended and augmented to create an edge between the complex and the adjacent agricultural land. Four small trees/bushes are to be removed as is a short length of redundant hedge.

Appearance

Every effort has been made in the drawing up of the details of the scheme to match the underlying agricultural character of the buildings in the group. The extension is to be built of stone with clay pantiled roofs, and with windows and doors to match the style and scale of those found elsewhere in the buildings.

The accommodation is included in a single storey section across the front of the building, gradually stepping up to two storeys at the rear. This is very much in character with the stepped ridgelines found throughout this traditional former farm complex.

Access

Access to the site is not affected in any way. There will be a 'drop off' area in front of the extension which will allow easy access to the two purpose-designed rooms for disabled people. Luggage can also be unloaded/loaded here before cars are parked in the existing area at the eastern end of the site.

Access to the new rooms from the existing section of the hotel will be via the covered walkway which runs along the southern side of the existing 'yard' around which the bedrooms are laid out, with a way through from the reception area and public rooms.

General

The proposal is in line with Local Plan policies with regard to the extension of existing 'serviced accommodation'. Proposals to extend such services will be permitted where the three following criteria are met:

1. the design and siting of the proposal are in keeping with the character of the location – here the scheme has been designed and set out to respect the traditional character of this group. Ox Pasture has evolved over the last 250 years. In the relatively recent past the use has changed from that of a farm to an hotel. The current scheme represents a natural progression in its evolution and the putting to use of an under-utilised part of the site.
2. the scale of the proposal, and its associated activity levels do not have a detrimental impact on the character and special qualities of the area – given the location of the hotel, set back from the road and yet close to Scarborough on the edge of the National Park, the proposal will have no impact on the character or appearance of the area. It is not possible to gain a 'close-up' view of the hotel from any public road or path, and in any longer view the group will retain the character and appearance of a traditional farmstead with stone and pantiled buildings set around two adjacent yards. Any increase to the 'activity level' at the site will be relatively insignificant.
3. the proposal does not generate traffic levels unsuited to the location – again given the existing use of the site the proposed accommodation will not generate a noticeable amount of extra traffic. As I have already mentioned the site is on the edge of the National Park and is close to the outskirts of Scarborough and the main Scarborough-Whitby road.

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This area between the Throxenby part of Scarborough and Hackness-East Ayton road has been developed for tourism/recreation purposes with numerous car park areas and walkways. The road has evolved to accommodate this use. The small amount of traffic to be generated by the new accommodation at Ox Pasture will have no impact on the existing situation. The Hall is some ½ mile from the edge of the National Park and 1 mile from the A 171.

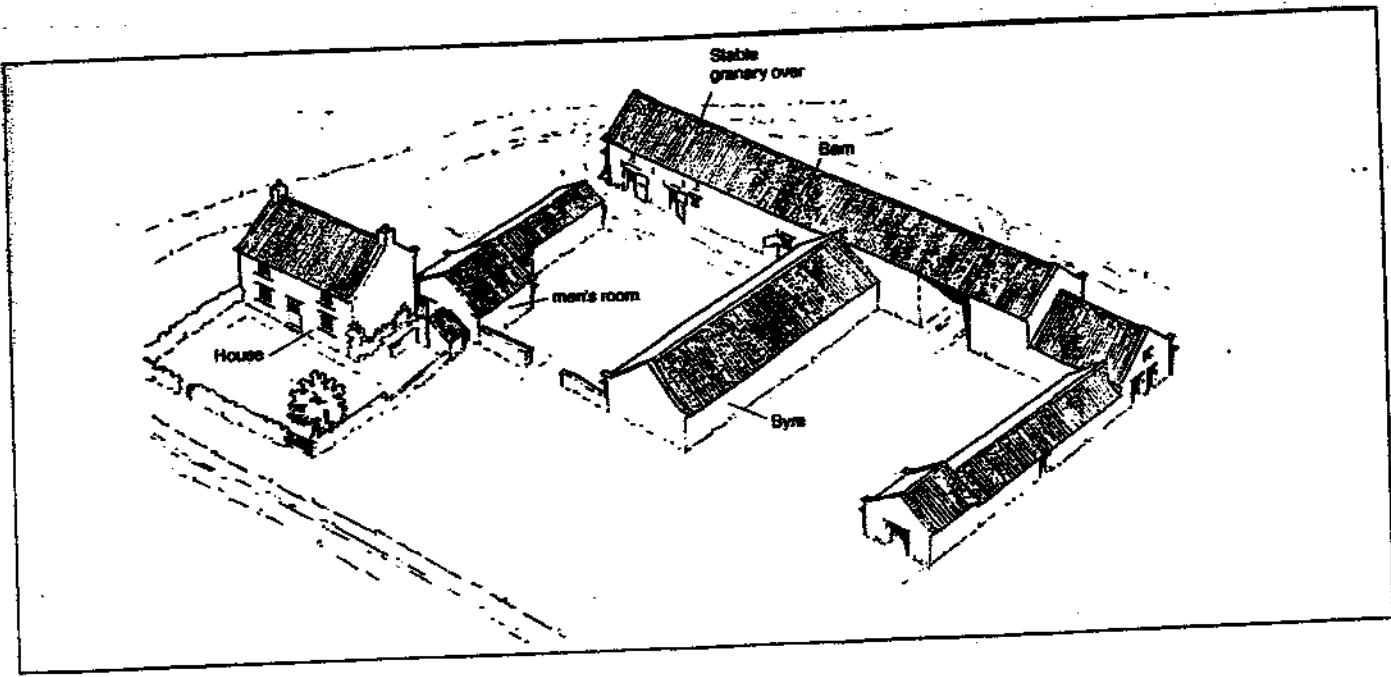
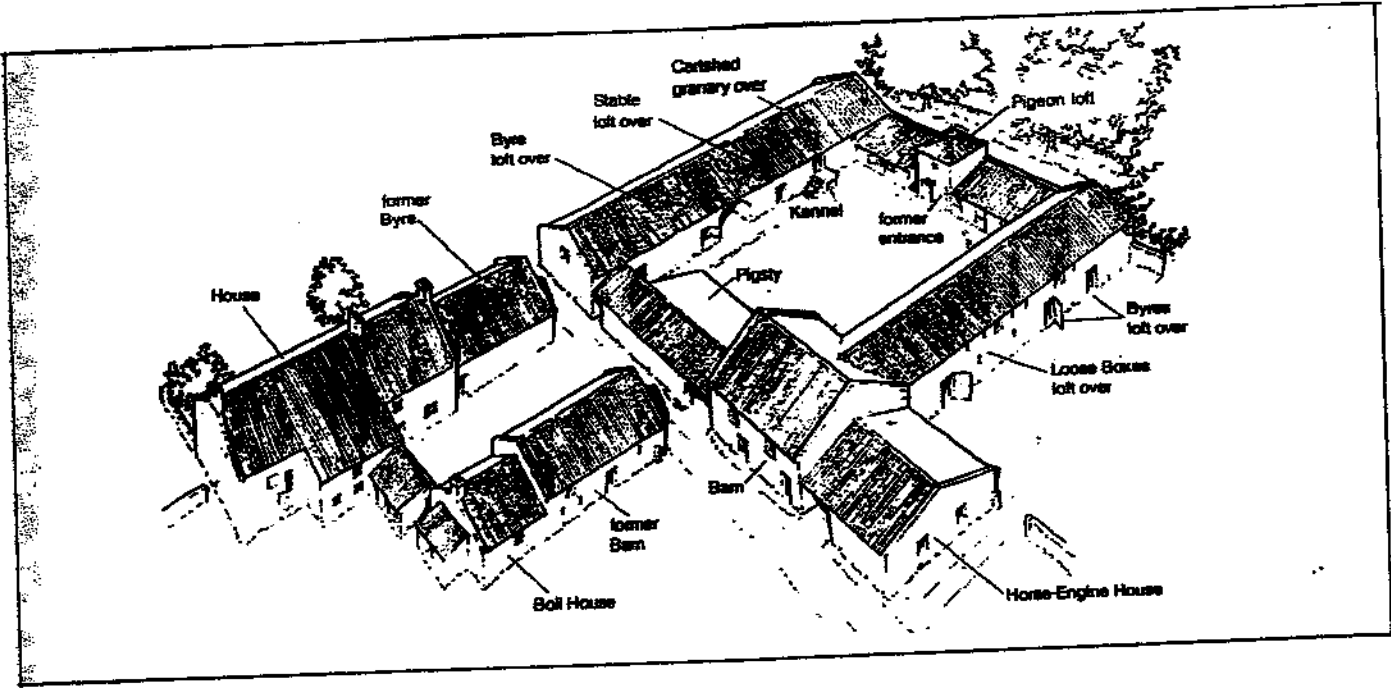
As well as being in line with current policy on the extending of hotels it will offer much needed specialist accommodation and create numerous new job opportunities. Such matters are vital in rural areas such as a National Park.

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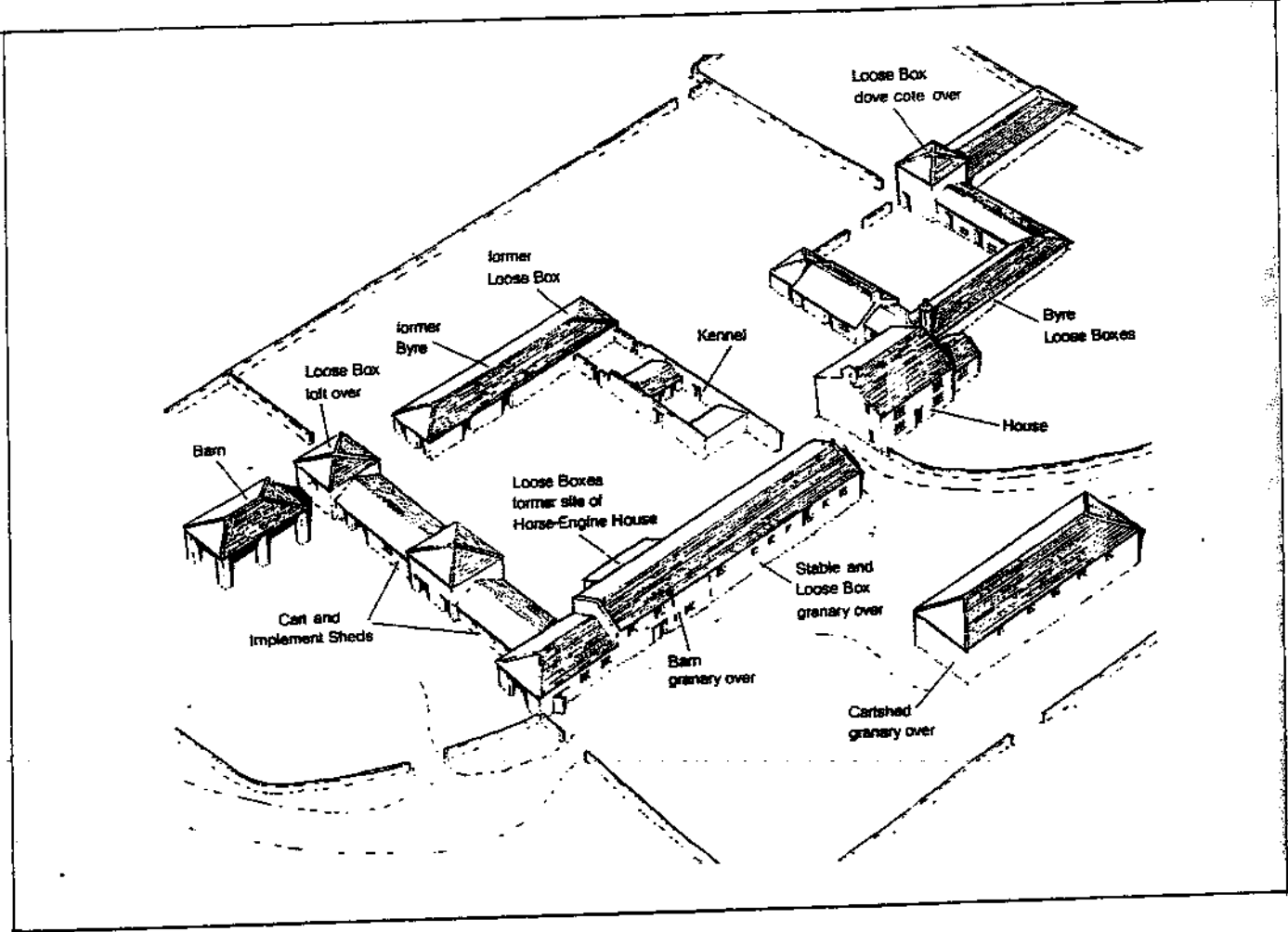
**ILLUSTRATIONS OF TYPICAL FARMSTEADS
TAKEN FROM THE RCHM BOOK
"HOUSES OF THE NORTH YORK MOORS"**

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