

# EDWARDSON ASSOCIATES

*Planning & Diversification Consultants*

The Planning Officer  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
HELMSLEY  
North Yorkshire  
YO62 5BP

2010/0752

31 August 2010



Dear Sir or Madam

## **Conversion of Redundant Building to letting accommodation on land adjacent Flask Bungalow Farm (retrospective revised scheme)**

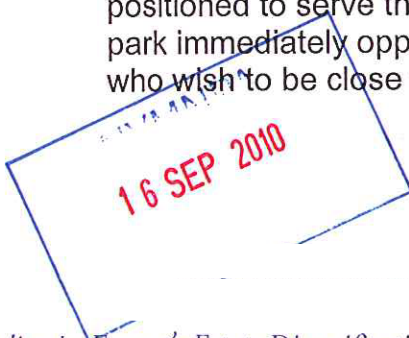
Please find the enclosed application forms and drawings in respect of the above proposal. Applications have also been submitted to try and tie up any "loose ends" with regard to minor changes to the detailing of the house and garage/workshop on the adjoining caravan park at Grouse Hill.

The changes to the house and garage the subject of the concurrent applications are being dealt with as non-material minor amendments to the approved schemes as agreed with officers prior to the preparation of the applications. This application to retain the holiday accommodation seeks formal retrospective consent as there are some more significant changes between the scheme as implemented compared to that shown on the approved plans, although these changes are still modest and retain the essential character of the building. The most significant change is considered to be in the design of the lower, 'secondary element' accommodating the kitchen and which is considered to greatly enhance the overall character and appearance of the resulting development.

### **Background**

The proposal relates to the now converted traditional stone building which, until renovated, had not been in beneficial use for many years such that it was in a poor state of repair with almost the entirety of the roof having been lost together with some of the upper stone work. Nevertheless, the building made a positive contribution to the character and appearance of the locality so as to be considered worthy of retention by way of conversion into holiday letting accommodation.

As set out in dealing with the original application, the holiday unit is ideally positioned to serve the demand associated with Grouse Hill and the caravan park immediately opposite, being available for use for grandparents/friends who wish to be close to the family but do not wish to stay in a caravan or tent.



*Paddock House*

*10 Middle Street South*

*Driffield • East Yorkshire • YO25 6PT*



The proposed holiday cottage is also ideally positioned for access to the public house/café opposite as well as being well placed to enjoy the attractions of the wider area.

The original application was dealt with under the terms of Policy BE15 of the then extant local plan. As the building was of some interest and traditional construction in a prominent location adjacent to the road, the principle of development here was accepted under the terms of the old local plan. The essential character of the building was retained in the scheme approved at that time and has also been retained by way of the works undertaken when bringing the building into use as holiday accommodation.

As outlined, the most significant changes relate to the modest kitchen addition to the original building which was approved on the basis of retaining a flat style roof which was somewhat incongruous to the character of the main part of the building. Although the changes to this part have resulted in a larger structure, the provision of the pitched roof enhances its overall appearance – the originally approved retention of the flat roof was not sympathetic to the larger, main element of the building but the alterations now undertaken are and still maintain the subservient relationship of this kitchen addition to the main part of this modest holiday cottage.

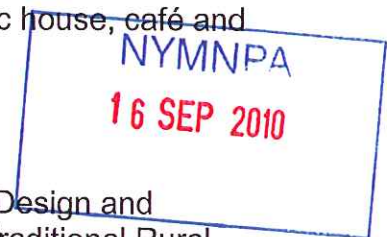
The scheme as implemented involved relatively small differences compared to the approved plans, the majority of which are not readily visible from any public vantage point. The changes have not detracted from the essential character of a modest, traditional stone and pantile building so that it still makes a positive contribution to the character and appearance of the street scene in this part of the National Park while significantly improving both the appearance of the building itself and the wider setting, to the benefit of the other tourism facilities in the immediate vicinity like the public house, café and caravan park.

### Current Context

Local Development Framework Core Policy G (Landscape, Design and Historic Assets) and Development Policy 8 (Conversion of Traditional Rural Buildings) are supportive of the conversion of rural buildings like this to form tourism accommodation subject to meeting various general criteria.

Although this parcel of land had previously been regarded as falling within a settlement centred on The Flask, it has more recently been regarded as lying outside of any settlement where Development Policy 8 seeks to permit the conversion of traditional unlisted rural buildings to self catering holiday accommodation when the building is of architectural/historic importance and makes a positive contribution to the landscape/character of the National Park.

This and other criteria within Policy DP8 are similar to those in the old Local Plan. This retrospective application is still considered to conform to the requirements of the policy. The building was of sufficient size and appropriate construction to be converted to accommodate the proposed use as holiday



accommodation and the modest changes to the building have improved the appearance of the kitchen area by introducing a more traditional pitched roof which is also better able to resist the weather.

Development Policy 14 may also be seen as having some relevance to this scheme in seeking to ensure such proposals will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents. In this case, improving the appearance of the existing building will enhance the experience of visitors coming to this popular area centred on The Flask.

The modest scale of the proposed development is such that it will not have any adverse impacts on the occupiers/users of neighbouring properties.

### **Conclusion**

The alterations originally approved to convert this attractive redundant building and the development as implemented both enhance the appearance of the building itself and that of the general area. The ordinal approval was in accordance with the old local plan whilst the amendments now being sought are considered to improve the overall scheme and accord with the policies set out in the Local Development Framework.

It is hoped that Officers will be able to support this application to retain the development as carried out but should you require any additional information or clarification, please do not hesitate to contact me.

Yours sincerely

**Mark Southerton BA (Hons) MRTPI**

Encs.



