

## North York Moors National Park Authority

<b>Scarborough Borough Council (North)</b> <b>Parish: Grosmont</b>	<b>App Num. NYM/2011/0275/FL</b>
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**Proposal:** Conversion of Chapel and School Rooms to form 4 no. holiday units

**Location:** Methodist Chapel & School Rooms, Ings Terrace, Grosmont

**Applicant:** Mr & Mrs R & J Hodgson, 4 Manor Close, Whitby, North Yorkshire, YO21 1HR

**Agent:** Alan Tomlinson Architects, 1 Hudsons Yard, Flowergate, Whitby, North Yorkshire, YO21 3BG

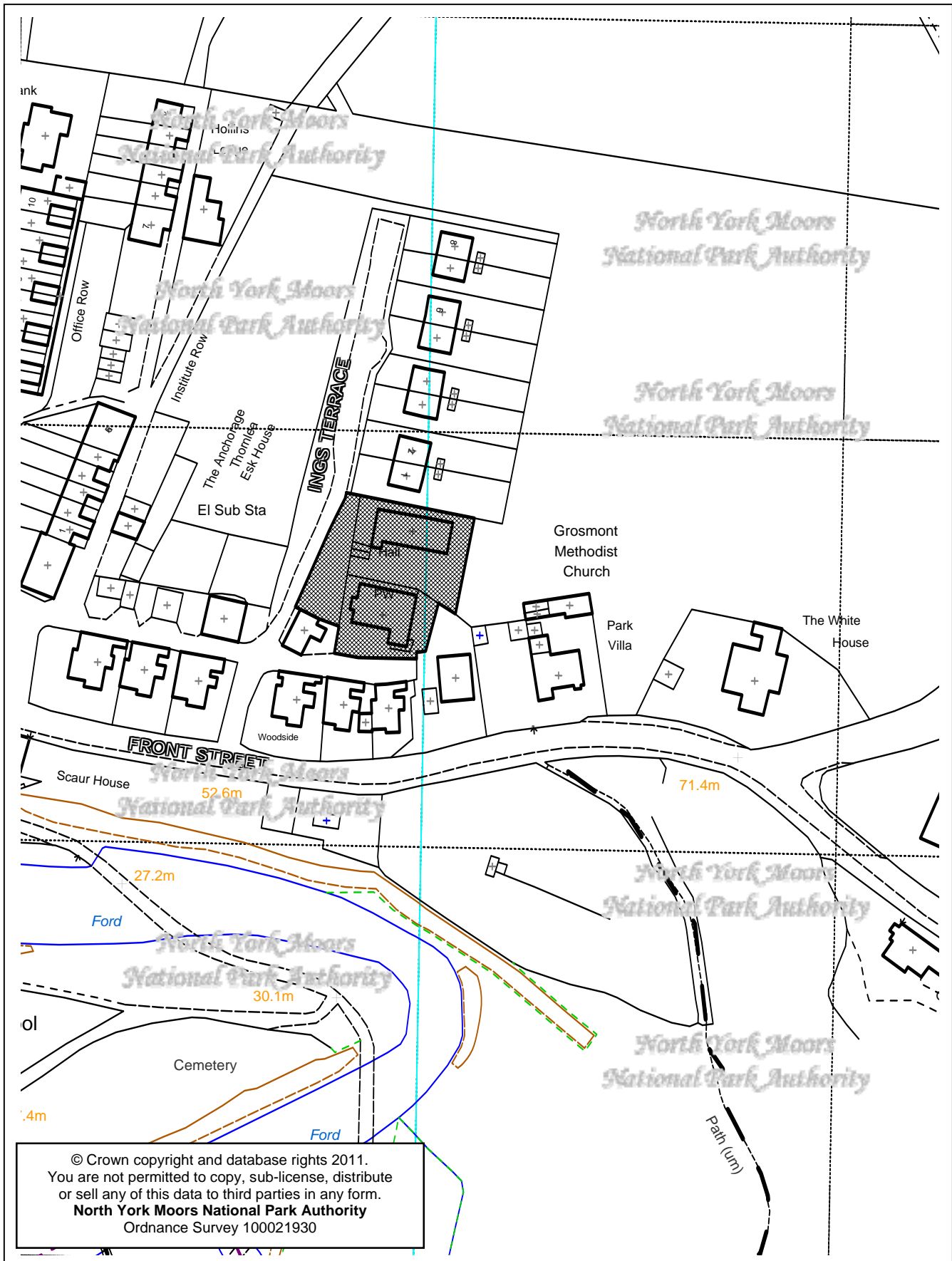
**Date for Decision:** 16 August 2011

**Grid Ref:** NZ 482995 505295

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on ...
3. RU00 The dwelling units hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of eight weeks in any one calendar year.
4. GA07 External lighting - submit details
5. MT03 Stonework to match
6. MT17 Natural Slate
7. MT22 Pointing - new development - standard mix
8. MT30 Doors - details of construction to be submitted
9. MT40 Detailed plans of window frames required
10. MT47 Rooflight details to be submitted
11. MT00 All new window frames, glazing bars, external doors and door frames installed in the School Room building shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. MT61 Windows and doors - submit details of colour/finish
13. MT70 Guttering fixed by gutter spikes
14. MT00 The rainwater goods utilised in the development hereby permitted shall be coloured either as existing or black and thereafter so maintained
15. HC00 None of the holiday units hereby approved shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing ATA-2011-30/02. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
16. LS09 Details of boundary treatment to be submitted
17. LS11 Details of access surfacing to be submitted
18. MIS5 Bat Survey submitted
19. RU00 None of the holiday letting units hereby permitted shall be brought into use until written details of the solar panels intended to displace 10% of the predicted CO<sup>2</sup> levels of the units have been submitted and approved by the Local Planning Authority. The conversion shall be undertaken in accordance with the approved solar panel details and thereafter the units shall be so retained.



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**North York Moors National Park Authority**  
 Ordnance Survey 100021930



**North York Moors National Park Authority**  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 York  
 YO62 5BP  
 Tel: 01439 770657

**Application No:**  
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Scale: 1:1250



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**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 Development Plan Policy 3.
3. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling and to accord with NYM Development Policy 19.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
- 5 to 7. 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.
- 8 to 14. 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.
15. In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
16. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
17. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
18. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.
19. In order to comply with the provisions of Core Policy D of the NYM Local Development Framework which seeks to ensure that new development contributes to reducing carbon emissions.

**Consultations**

**Parish -**

**Highways -**

**Environmental Health Officer -**

**Site Notice Expiry Date -** 18 July 2011.

**Background**

The former Methodist Chapel and adjacent School Rooms in Grosmont are located on Ings Terrace on the eastern edge of the village. Ings Terrace is a narrow lane, accessed off the steeply rising road that leads out of Grosmont towards Sleights.

The Chapel was closed in 2007 and the School Rooms have only been used intermittently since 2008, with the last church service being held in the School Rooms in 2010. It is one of many such churches and chapels which are closing due to diminishing congregations.

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**Background (continued)**

This application seeks full planning permission to change the use of both buildings into four units of holiday accommodation. It is proposed to convert the Chapel into a two bed and a three bed unit and to convert the school rooms into a two bed and a three bed unit which will be suitable for use by the disabled.

It is proposed that the units will be available for rent all year round, but that they are available for up to eight weeks in any year to any one client (rather than the usual 28 day restriction).

It is proposed to convert the buildings with minimal alterations externally, with the timber windows to the School Room being refurbished and low profile conservation rooflights for the first floor bedroom and bathrooms. In the Chapel building, the existing frosted glass windows will be replaced with purpose made metal units. Again low profile conservation style rooflights are proposed.

Other alterations comprise the construction of open timber porches on units two and four (one on Chapel and School Room) and re-landscaping of the external areas to create new individual access paths and private sitting areas. It is proposed to refurbish existing retaining walls along with new retaining walls to form parking areas, patios and access paths. These will be faced with local stone.

The existing ramped access and steps to the School Room will be retained and utilised to give disabled access to the ground floor of unit four.

Six parking spaces are proposed, with four designated to the individual units and two for visitor use. These will be created by re-landscaping at the front of the site.

The applicant has advised that the parking spaces will be constructed first in order to minimise disturbance to neighbours.

## **Main Issues**

### **Policy Context**

Development Policy 14 of the NYM Local Development Framework seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity and where it will make use of existing buildings.

Core Policy D of the NYM Local Development Framework seeks to address the causes of climate change and contributes to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are of a scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO<sup>2</sup> emissions.

### **Design and Materials**

No significant changes are proposed to the exterior of the building. However, due to their hillside layout against which any re-landscaping will be highly prominent and affect the setting of these distinctive historic buildings, it is considered important that original elements such as the iron railings and stone parapet walls should be retained and incorporated into the scheme, with the impact of car parking mitigated as much as possible.

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**Suitability for Conversion**

These buildings are considered to be distinctive historic buildings which contribute to the character of the village and provide an historical context. They are imposing on the street scene of Ings Terrace, due to their elevated nature, whilst only their roof tops are really visible from the main road.

The buildings are structurally sound and of a sufficient size to accommodate the proposed development.

**Provision of Tourist Facilities**

The proposed development is located within a village which has a significant number of visitors due to the steam railway. The village is also well related to the road network. In view of this it is considered to be a suitable location for the provision of further tourism accommodation.

**Impact on Neighbouring Properties**

Due to the relationship of these buildings with the neighbouring properties and the low eaves heights of the buildings, there would be minimal overlooking of neighbouring properties. No alterations (other than two small porches) are proposed to the buildings, so they would not have an overbearing impact on the amenities of neighbours.

**Access and Parking**

Access to the site is via a narrow access which serves approximately ten properties, and this proposal would result in some additional use of the access. It is anticipated that the views of the Highway Authority will be available at the Meeting. The six space parking provision provided is considered adequate and would make good use of the existing overgrown embankment areas. It is not considered that the excavations to provide these parking areas would have a detrimental impact on the street scene if done sensitively.

Officers are still negotiating the final details of the landscaping and parking arrangements to ensure they compliment the character and appearance of the setting. Members will be updated at the Meeting.

**Other Considerations**

The applicants are proposing to introduce substantial insulation in the design and specification of roofs, walls and the new suspended ground floor construction to both buildings. Low energy insulated glazing is proposed for all new windows to aid insulation and solar thermal gain. In order to meet the Authority's Core Policy D on-site provision it is proposed to locate solar panels on the south facing roof slopes.

It is considered that the insulation of the building and provision of solar panels would result in a significant reduction in CO<sup>2</sup> emissions from the existing situation and meet the objectives of Core Policy D.

**Recommendation**

It is considered that the proposal would be in accordance with Development Policy 14 and Core Policy D of the NYM Local Development Framework and consequently, approval is recommended.

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### **Reason for Approval**

The Chapel and School Room are buildings of local historic importance and are worthy of retention. Furthermore, they are located within a village which enjoys significant visitor numbers and their conversion would not have a detrimental impact on the character of the area or amenities of the occupiers of nearby residential properties. The proposal is therefore considered to be in accordance with Development Policy 14 and Core Policy D of the North York Moors Local Development Framework.