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19 December 2011

Dear Mrs Saunders

Proposal: Conversion of agricultural buildings to form two holiday cottages and application for Listed Building Consent for associated alterations at Foulsyke Farm, Fylingdales (retrospective revised scheme)

I would be grateful if you could regard this letter as comprising the required Planning and Design and Access Statement in connection with the above application. It includes a Heritage statement in support of the Listed Building Consent element of the development. The application follows on from your earlier liaison with the site owners. Please forward this letter to consultees as you consider appropriate.

Background

This application site comprises part of the traditional farmstead at Foulsyke Farm and relates to an outbuilding previously approved for conversion to a holiday unit and ancillary facilities as part of a larger scheme to form 3 holiday cottages approved under application reference NYM/2004/0891/FL. The application seeks to retain the development as carried out (which incorporates the ancillary facilities previously approved to form two holiday cottages in the building, not one as provided for by the original approval).

The two holiday cottages it is proposed to retain in this application together with the two units implemented under the terms of the original consent provide a beneficial re-use of an attractive traditional and otherwise redundant agricultural building group to form four 1, 2 and 3 bedroom holiday cottages.

The buildings are an attractive feature in the landscape and provide a traditional setting for the listed farmhouse. They were not suited to meeting the needs of modern day farming and the application building in particular had been redundant for some years and was in a poor state of repair. There are other buildings available to meet the agricultural needs of the holding and to provide for any storage/servicing equipment that may be required in connection with the holiday cottages.

Paddock House

10 Middle Street South

Driffield • East Yorkshire • YO25 6PT



Design Component

The development has been designed to make full use of the existing traditional building and respects the traditional apertures in a more appropriate manner than the proposal first approved here. This has enabled the scheme to entail only modest alterations, thereby contributing to the retention of the agricultural character of the building group. Limited external changes have been undertaken to facilitate the better use of the building to provide two modest holiday cottages - the alterations emphasise their intrinsic character and agricultural origins.

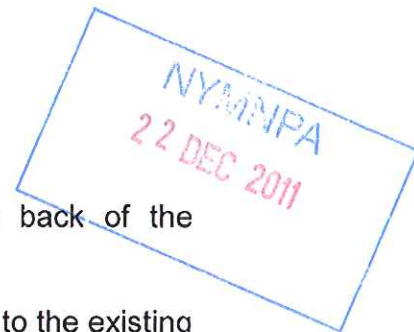
The building is of appropriate proportions and in keeping with the setting of both the general area and the original house. The mass, materials, colour and texture remain much as the original would have been before falling into disrepair and are appropriate to the status of the outbuildings as listed buildings owing to their position within the curtilage of the listed house.

Appraisal of Context and Heritage Statement

The building forms part of a modest traditional group such that the development will be unobtrusive and sit comfortably in their agricultural context close to the main house.

The most relevant Development Plan policy is Local Development Framework (LDF) Development Plan Policy 8. The principle of converting buildings of this type to provide visitor accommodation is considered to comply with this policy. The proposal meets the criteria set out in Policy 8 in that:

1. The building group is of architectural importance, making a positive contribution to the landscape and character of the National Park.
2. The building is structurally sound and converted without substantial rebuilding.
3. No significant alterations, extensions or new buildings are required to facilitate conversion.
4. The scale of activity from the total of four units will be modest and compatible with the existing house and locality.
5. As outlined, the design of the alterations retains the agricultural character of the building group and keeps original features. It maintains the simple, organic form of the group and uses natural clay pantiles to the roof and matching stone for the wall repairs.
6. The curtilage to the building reflects the existing situation, with the main outside area to be a communal yard with parking provided in this courtyard. A timber fence has been erected to separate the cottages from the active farm yard to the rear but this has only a limited impact



given the large, modern farm buildings close to the back of the cottages.

7. The building forms part of a modest group sited adjacent to the existing house.
8. The development will not be sold off separately from the main house.

The provision of a modest number of holiday letting units by way of the conversion of redundant agricultural buildings like this is considered to represent a sustainable use of existing resources. Providing a fourth cottage will help maintain local services and facilities through increased spend whilst making a more viable reuse of a building which makes a positive contribution to the character and appearance of the area and which is important to the setting of the listed house.

As set out, the development entailed the minimum degree of external alteration necessary to facilitate the conversion of the outbuilding. The building was a shell when converted such that there were no roof timbers or internal walling to incorporate in any conversion – the remaining original fabric of the building has been retained in undertaking the conversion works. While Fouslyke Farmhouse is an attractive, probably early eighteenth century farmhouse which has retained intrinsically important features, the building the subject of this application did not exhibit any particular detailing of interest and is of 'heritage importance' only in terms of the setting of the main house, being regarded as listed by virtue of the relationship with the house. This proposal is considered to accord with core Strategy policy G which states that 'The reuse of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged'. As required by Development Policy 5, the retention of this development 'will not have an unacceptable impact on the special historic or architectural interest of the building' but will maintain and enhance the curtilage and setting of the listed farmhouse.

This proposal is also considered to be supported in national policy including PPS4: Planning for Sustainable Economic Growth and PPS7 Sustainable Development in Rural Areas.

PPS4, EC7 states: "...Local planning authorities should support sustainable rural tourism and leisure developments that benefit rural businesses, communities, visitors and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features". The scheme will bring significant benefits to rural businesses and communities as well by providing an additional top quality unit of accommodation for visitors coming to the area.

Government Guidance set out in the Department for Communities and Local Government "Good Practice Guide on Planning for Tourism" is also considered to be relevant to this proposal. The Guide spells out the key contribution made by tourism both to the local economy and in social/job

creation terms, and specifically encourages all local authorities to take a positive approach.

The position of the buildings in relation to neighbours is such that local communities have not yet been involved. The scheme should not give rise to any issues general disturbance or other unacceptable impacts on third parties given the position of the farm.

The Access Component

The site will be accessed via the existing road serving the farm which is considered suitable to accommodate the modest increase in traffic associated with one additional holiday cottage.

Conclusion

The principle of converting this building has already been accepted by way of the original consent. The revised scheme is considered to comply with national policy guidance and accords with the policies set out in the LDF Core Strategy and Development Policies document. The scheme has been designed and finished to achieve a high standard of accommodation through the provision of two modest holiday cottages while maintaining the character of the building group/setting of the listed house and improving the appearance of the site in the landscape. The proposal enhances the economic benefits the holiday cottages here bring, both to the diversification project itself and the wider local economy through increased visitor spend with local businesses.

It is hoped that officers will be recommending this application for approval but should you require any additional information, please do not hesitate to contact either Roy Edwardson of this office or myself.

Yours sincerely

Mark Southerton MRTPI

