



The Planning Inspectorate

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+ 20 ✓

Mrs J Cavanagh
North York Moors National Park
Authority
Development Control Support
Officer
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2008/0354/LB
Our Ref: APP/W9500/E/08/2085375/WF
Further appeal references at foot of letter
Date: 7 January 2009

Dear Mrs Cavanagh

**Planning (Listed Buildings and Conservation Areas) Act 1990 and Town and Country Planning Act 1990
Appeals by Mr and Mrs I Harrison
Site at Foxhill Paddocks, Low Road, Throxenby, Scarborough, YO12 5TD**

I enclose a copy of our Inspector's decision on the above appeals.

Leaflets explaining the right of appeal to the High Court against the decision, our complaints procedures and how the documents can be inspected are on our website - www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm - and are also enclosed if you have chosen to communicate by post. If you would prefer hard copies of these leaflets, please contact our Customer Services team on 0117 3726372.

If you have any queries relating to the decision please send them to:

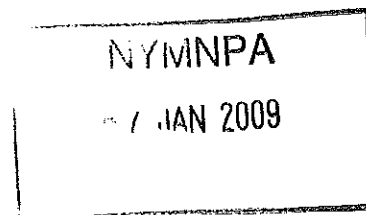
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Yours sincerely





Appeal Decisions

Site visit made on 8 December 2008

by **John L Gray** DipArch MSc Registered Architect

an Inspector appointed by the Secretary of State for Communities and Local Government

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Decision date:
7 January 2009

Appeal Ref. APP/W9500/E/08/2085375

Foxhill Paddocks, Low Road, Throxenby, Scarborough, YO12 5TD

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr & Mrs I Harrison against the decision of the North York Moors National Park.
- The application, ref. NYM/2008/0354/LB, dated 29 April 2008, was refused by notice dated 26 June 2008.
- The works proposed are a corner infill extension and the formation of internal openings.

Summary of decision: I allow the appeal and grant listed building consent in the terms set out in the formal decision below.

Appeal Ref. APP/W9500/A/08/2085376

Foxhill Paddocks, Low Road, Throxenby, Scarborough, YO12 5TD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs I Harrison against the decision of the North York Moors National Park.
- The application, ref. NYM/2008/0353/FL, dated 29 April 2008, was refused by notice dated 26 June 2008.
- The development proposed is a corner infill extension.

Summary of decision: I allow the appeal and grant planning permission in the terms set in the formal decision out below.

NYMNP
- 7 JAN 2009

Main issue

1. The main issue is the same in both appeals – whether the proposed extension would have a harmful effect on the architectural and historic character of the grade II listed building, a farm range now converted into two dwellings.

Reasons

2. The building is a three-sided range, with a regular design at first glance but actually asymmetric. That stems from the easterly and westerly wings, both lower than the two-storey central range, being themselves of different heights and also from the junctions between the wings and the central building being different. The north-eastern corner is a simple right angle. At the north-westerly corner, however, the gables of the westerly wing and the central range abut only corner-to-corner. It may have been this lack of an internal connection that prompted the lean-to extension within the courtyard as part of the conversion, something which looks less a natural part of the complex than that in the north-easterly corner.

Decisions

10. I allow appeal ref. APP/W9500/E/08/2085375 and grant listed building consent for a corner infill extension and the formation of internal openings at Foxhill Paddocks, Low Road, Throxenby, Scarborough, YO12 5TD, in accordance with the terms of the application, ref. NYM/2008/0354/LB dated 29 April 2008, and the plans submitted with it, subject to the following conditions.
- 1) The works hereby authorised shall begin not later than three years from the date of this consent.
 - 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building; for the avoidance of doubt, the masonry style and pointing shall be in accordance with a sample panel which shall first have been built on the site and approved in writing by the local planning authority and the roof cladding shall be reclaimed natural clay pantiles unless the local planning authority gives its written consent for an alternative.
 - 3) All windows and external doors included in the extension hereby permitted shall be constructed and installed in accordance with details at a scale of not less than 1:20 which have first been submitted to and approved in writing by the local planning authority.
11. I allow appeal ref. APP/W9500/A/08/2085376 and grant planning permission for a corner infill extension at Foxhill Paddocks, Low Road, Throxenby, Scarborough, YO12 5TD, in accordance with the terms of the application, ref. NYM/2008/0353/FL dated 29 April 2008, and the plans submitted with it, subject to the following conditions.
- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building; for the avoidance of doubt, the masonry style and pointing shall be in accordance with a sample panel which shall first have been built on the site and approved in writing by the local planning authority and the roof cladding shall be reclaimed natural clay pantiles unless the local planning authority gives its written consent for an alternative.
 - 3) All windows and external doors included in the development hereby permitted shall be constructed and installed in accordance with details at a scale of not less than 1:20 which have first been submitted to and approved in writing by the local planning authority.

John L Gray

Inspector

