



Appeal Decisions

Site visit made on 2 February 2010

by **Richard McCoy** BSc, MSc, DipTP,
MRTPI, IHBC

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

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Decision date:
15 February 2010

Appeal A Ref: APP/W9500/E/09/2111012

Manor House Farm, Troutdale, Snainton, Scarborough, North Yorkshire, YO13 0PS

- 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 John Guthrie against the decision of North York Moors National Park.
- The application Ref NYM/2009/0122/LB, dated 18 February 2009, was refused by notice dated 20 April 2009.
- The works proposed are alterations and extensions to the existing farmhouse to form one permanent dwelling and one holiday cottage.

Appeal B Ref: APP/W9500/A/09/2111011

Manor House Farm, Troutdale, Snainton, Scarborough, North Yorkshire, YO13 0PS

- 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 John Guthrie against the decision of North York Moors National Park.
- The application Ref NYM/2009/0121/FD, dated 18 February 2009, was refused by notice dated 30 April 2009.
- The development proposed is alterations and extensions to the existing farmhouse to form one permanent dwelling and one holiday cottage.

Decision

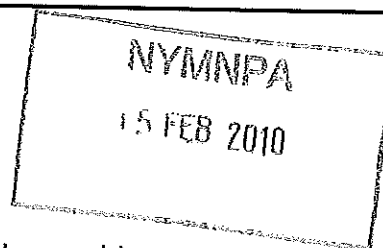
1. I dismiss the appeals.

Main issue

2. I consider the main issue to be the whether the works would preserve the special architectural and historic interest of the listed building.

Reasons

3. Manor House Farm is a Grade II listed building that is in a dilapidated condition and is located in an upland area of the North York Moors National Park. It is detached from a barn, stables and outbuildings that are separately listed. The proposal would create a house for permanent occupation and a holiday let by extending the building to the rear along with internal alterations.
4. While I find that detailed matters such as the treatment of fittings, staircases, flagged floors and plumbing and heating installations could be controlled by the



imposition of suitably worded conditions were permission to be granted, I consider that overall the proposal would result in the harmful disruption of the historic plan form of the listed building. The removal of most of the wall between the living room and store would be an unacceptable loss of historic fabric and would obscure and confuse the historic plan form of the building. The simplistic layout and arrangement of rooms is redolent of the historic origins of the building. This important element of its special interest would be harmed by the removal of this wall.

5. In addition, the proposed extension onto the existing outshut, while of itself modest and prepossessing, would necessitate the formation of a large window opening within the south-western gable to provide natural light to the dining room. Along with the proposed "slot" window opening within this gable, this would cumulatively be destructive of the building's special interest as it would harmfully alter its distinctive appearance whereby window openings are concentrated on the principal (south-east) elevation with the other elevations, in the main, left blank.
6. Furthermore, the building retains a traditional upland farmhouse arrangement of rectangular plan form with a modest rear outshut to provide an additional service room and bedroom. It also has a simple lean-to extension against the north-east gable which continues beyond the rear wall of the farmhouse as a mono pitch projection. I consider that the way in which this would be extended to wrap around the corner of the building, forming a 2 storey pitched roof addition, would be at odds with this traditional appearance.
7. I note in this regard the appellant's arguments that it would be a simple gabled construction, mostly concealed behind the existing lean-to that would echo the appearance of the adjoining outbuildings. However, in my opinion it would harmfully alter the appearance of the listed building when viewed from the north-east and would visually dominate its north-western elevation.
8. Accordingly, the proposal would be harmful to the special architectural and historic interest of the listed building, contrary to the advice in paragraphs 3.13 and C58 of Planning Policy Guidance 15; *Planning and the Historic Environment* which state that the plan of a building is one of its most important characteristics and with Local Development Framework policies which reflect this advice.
9. Therefore, for the reasons given above and having regard to all other matters raised in the representations, including the appellant's argument that the alterations and extensions have been carefully considered and would allow the listed building to be maintained in an appropriate manner, and frustration at the Council's handling of the applications, I conclude that the appeals should be dismissed.

Richard McCoy

INSPECTOR

