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Quality Assurance Unit  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Direct Line:  
Customer Services:

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

Your Ref:

Our Ref:

APP/W9500/D/11/2164360

Date:

11 January 2012

NYMNP  
12 JAN 2012  
CB

Dear Mrs Farnell

**Town and Country Planning Act 1990**

**Appeal by Mr S J. Greatorex**

**Site at The Barn House, bell Hill Farm, Staintondale Road, Ravenscar,  
Scarborough, YO13 0EP**

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

If this appeal is subject to an application for costs, a decision on any application will follow separately, as soon as possible.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at [www.planningportal.gov.uk/planning/appeals/planninginspectorate/feedback](http://www.planningportal.gov.uk/planning/appeals/planninginspectorate/feedback). This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

If you have made an application for costs and have any queries about it you should contact:



Costs and Decision Team  
The Planning Inspectorate  
Room 3/25  
Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

Yours sincerely

Stephen Adgey

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*You can use the Internet to submit and view documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>  
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

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## Appeal Decision

Site visit made on 5 January 2012

by **Leslie Coop BA(Hons) DipTP MRTPI**

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

Decision date: 11 January 2012

**Appeal Ref: APP/W9500/D/11/2164360**

**The Barn House, Bell Hill Farm, Staintondale Road, Ravenscar,  
Scarborough YO13 0EP**

- 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 S J Greator against the decision of the North York Moors National Park Authority.
- The application Ref NYM/2011/0496/FL, dated 26 July 2011, was refused by notice dated 13 October 2011.
- The development proposed is the replacement of wooden windows with uPVC.

### Decision

1. The appeal is allowed and planning permission is granted for the replacement of wooden windows with uPVC at The Barn House, Bell Hill Farm, Staintondale Road, Ravenscar, Scarborough YO13 0EP in accordance with the terms of the application, Ref NYM/2011/0496/FL, dated 26 July 2011, 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 development permitted shall be carried out in accordance with the following approved plans:-
  - Location Plan showing location of appeal site
  - 1:1250 Land Registry Title Plan showing the site edged red
  - Drawing showing details of windows A-K to be replaced
  - Photographs showing location of windows A-K to be replaced

### Main Issue

2. The main issue is the effect of the proposed windows on the character and appearance of the dwelling and the area.

### Reasons

3. The appeal property is one of a number of former farm buildings and barns, now converted into a group of dwellings adjacent to Bell Hill Farm, located to the east of Staintondale Road. The reserved matters planning application for this development (NYM4/027/0050D/PA) included a condition which required all

new windows and door frames to be of timber. The proposal involves the replacement of the timber windows with brown coloured uPVC.

4. Amongst other things, Policy DP3 of the North Yorkshire Moors National Park Authority Local Development Framework (LDF) requires development to be compatible with surrounding buildings. LDF Policy DP19 says that development within residential curtilages should not detract from the character and form of the original building or its setting in the landscape. The Council's Supplementary Planning Document: *Design Guide Part 4: The Re-use of Traditional Rural Buildings* (SPD) advises that in such buildings the use of uPVC windows will not be acceptable.
5. The appeal property cannot be seen from any public point of view and whilst it retains some its traditional appearance in terms of the stone walls and roof form, its appearance has been spoilt to some extent by the use of plastic gutters and down spouts and brick chimneys. Nor do I have any detailed evidence with regard to the historic value of the property. For these reasons, notwithstanding the advice in Council's SPD, I consider that the use of brown uPVC windows would not materially harm the character and appearance of the property and the locality. In reaching this conclusion, I have taken into account the other dwellings in the group and their use of timber window frames but I have not reached my decision on anything other than the circumstances of this case and therefore the decision should not be seen as a precedent for any other proposals in the area.
6. I conclude that the appeal should be allowed subject to a condition setting out the approved plans and photographs which is necessary for the avoidance of doubt and in the interests of proper planning.

*Leslie Coop*

The INSPECTOR

NYM/10/1  
12 JAN 2012