

## North York Moors National Park Authority

<b>Scarborough Borough Council (South)</b> <b>Parish: Hackness</b>	<b>App Num. NYM/2012/0806/FL</b>
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**Proposal:** Alterations including erection of roof over existing swimming pool to form function room, construction of single storey extensions together with associated landscaping works including erection of bridge over lake with connecting footpath and alterations to existing access

**Location:** Hackness Grange Hotel, Broxa Lane, Hackness

**Applicant:** Mr Roger Brooks, Hackness Grange Hotel, Broxa Lane, Hackness, Scarborough, North Yorkshire, YO13 0JW

**Agent:** Alan Campbell Architects, 7 Cliff Bridge Terrace, Scarborough, YO11 2HA

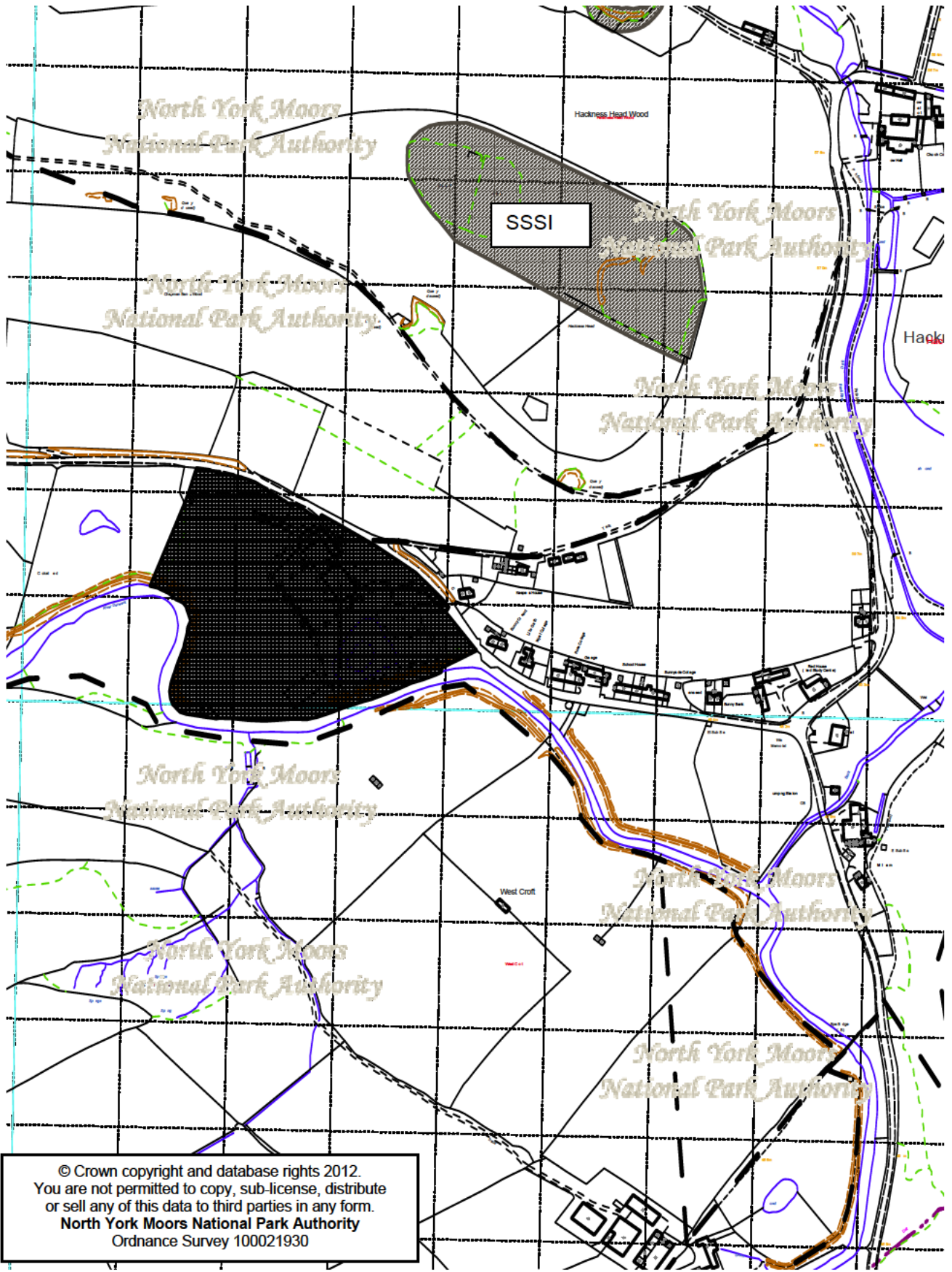
**Date for Decision:** 08 February 2013

**Grid Ref:** SE 496302 490113

### Director of Planning's Recommendation


**Approval** subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3. GACS07 External Lighting - Submit Details
4. MATS01 Stone to be Approved
5. MATS21 Roof Slate to be Agreed
6. MATS00 The roof of the glazed section of the function room roof and the glazed canopy on the north east elevation hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. MATS22 Pointing - New Development - Standard Mix
8. MATS25 Hand Tooling
9. MATS06 Stone Panel
10. MATS30 Doors - Details of Construction to be Submitted
11. MATS40 Detailed Plans of Window Frames Required
12. MATS43 Windows - Submit Details of Colour/Finish
13. MATS70 Guttering Fixed by Gutter Spikes
14. MATS71 Black Painted Cast Iron Rainwater Goods
15. LNDS04 Trees/Hedging Retained in Accordance With Plans
16. LNDS06 Tree Protection Scheme - Protection Zone Specified
17. MISC00 No work shall commence in relation to the construction of the bridge and clearance of vegetation on the island until the pond and island have been assessed by a qualified ecologist and details of a programme of works and method statement to mitigate the impact of the development on their potential to support white-clawed crayfish, Great Crested newts or any other species of value have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.



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

Application No:  
 NYM/2012/0806/FL

Scale: 1:5000 



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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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 4 to 9. 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.
- 10 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 & 16. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
17. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

**Consultations**

**Parish** - No objections.

**Highways** - Recommend refusal because the sight lines for the existing access are standard and cannot be achieved and will be further compromised by the proposed construction of stone walls either side of the junction with the County Highway. It is considered that the intensification of the use which would result from the proposed development is unacceptable in terms of highway safety.

However, if the application were re-submitted with a re-designed, relocated access which created a perpendicular connection to the Highway, thus providing required visibility and improving the existing unsatisfactory access, then any highway objection may be removed.

**Environmental Health Officer** - No objections.

**North Yorkshire Fire and Rescue** - No objections/observations.

**Whitby DAG** -

**Advertisement Expiry Date** - 24 January 2013.

**Others** - **Nicola Hainsworth, 23 Fieldside, Northstead, Scarborough** - This is a brilliant idea as there are very few function rooms available to hold a big function. If the alterations are not agreed how is the hotel expected to continue running at a loss. It may end up being an abandoned hotel.

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**Application No:** NYM/2012/0806/FL

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**Background**

Hackness Grange Hotel is a substantial Grade II Listed Building located at the junction of Forge Valley and Troutsdale and was originally built around 1840 as a Dower House in association with the nearby Hackness Hall.

The building has been used as a hotel for many years and was extensively extended and altered in the 1970s with the addition of a swimming pool and the expansion of hotel bedrooms into existing outbuildings which had initially been stables and a coach house. At present there are 33 bedrooms.

This application seeks planning permission to carry out internal and external alterations in order to change the existing swimming pool into a function room to be used for occasions such as weddings. The details of the scheme have been amended following negotiations to improve the external appearance of the function room extension and the external works comprise the formation of a glazed covered access to the new function room, to extend across the frontage of the existing swimming pool to cover the existing aluminium fascade and flat roof, with a canopy roof, glazing and pilasters. It is also proposed to continue this extension along the side of the function room to provide space for a new bar to serve the function room. At the front of the building, a new canopy entrance to the function room is also proposed.

Within the grounds of the hotel is a large pond/lake with a central island. It is proposed to construct a new pedestrian bridge across to the island in the lake with connecting pathways, to provide an additional wedding photo opportunity.

In terms of the entrance to the site, it is proposed to embolden the entrance appeal with the construction of two stone pillars either side of the entrance.

Listed Building Consent has already been granted for internal alterations as well as the external alterations proposed under this planning application.

In support of the application, the applicant's agent states that:

A large enough function room to cater for the demand for weddings and other functions is essential. The existing swimming pool is underused and with the cost of heating and maintenance it is no longer financially viable. Visually the swimming pool is the worst aspect of the complex with the aluminium frontage and huge sloping felted roof clashing with character and appearance of the original Listed Building.

**Main Issues****Policy Context**

Core Policy A of the NYM Local Development Framework seeks strengthen and diversify the rural economy and providing tourist based opportunities for the understanding and enjoyment of the Park's special qualities.

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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**Application No:** NYM/2012/0806/FL

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**Policy Context (continued)**

Development Policy 10 of the NYM Local Development Framework seeks more employment opportunities in the National Park and as part of that seeks to permit the expansion of an existing facility or business.

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.

Development Policy 15 of the NYM Local Development Framework seeks to resist the loss of existing tourism and recreation facilities such as hotels.

Development Policy 5 of the NYM Local Development Framework only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the Listed Building.

National Planning Policy Framework sets out in Section 3 that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It goes on to state that local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. It also seeks to promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

**Design and Materials**

The existing swimming pool building seriously detracts from the character of the building and it is considered that the alterations proposed to change this elevation would have a positive impact on the character of the Listed Building.

The Building Conservation team object to the proposal on the basis that the design elements of the scheme could be improved, but they do concede that the revised plans are an improvement to the original scheme.

The Building Conservation team concerns are that the whole of the elevation including the pilasters should be constructed from timber, not stone. This would give the structure its own, subservient identity as a lighter-weight garden structure or pavilion rather than seeking to use stone in a manner that bears no relation to the quality or design of the host building. There are also concerns that the lean-to roof is a contrived feature designed to mask a large flat roof but is wholly out of keeping with the scale and grandeur of the country house.

However, after careful consideration of the points they have raised and in view of the extremely poor architectural quality of the existing swimming pool building which would be masked by this proposal, it is considered that the proposed function room, would represent a significant overall improvement to the external appearance of the building and would be in accordance with Core Policy G and Development Policy 5 of the NYM Local Development Framework.

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**Application No:** NYM/2012/0806/FL

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**Viability and Provision of Tourist and Community Facility**

The existing hotel has for a number of years been running under capacity and the previous owners became bankrupt. When the hotel was on the market, there was interest in returning it into a private residence.

There are not many such substantial hotels within this part of the National Park and such facilities have an important role in the local economy. Furthermore, facilities such as a hotel with a function room and public bar also provide an invaluable facility for the local community.

It is considered that the addition of a function room and other improvements in the application will help to improve the versatility of the hotel and ensure the retention and continued operation of Hackness Grange as a viable hotel and a potential community facility.

**Access and Parking**

The existing access to the site has been in use for decades. However, it is reasonably steep and meets the road that leads through Hackness to Langdale End at a sharp angle, similar to the junction of the road that comes from Troutsdale, onto the Hackness Road. This means that visibility, when exiting the site, is poor when looking to the left. Because of these limited sight lines the Highway Authority object to the proposal and are recommending refusal, unless the existing access is significantly remodelled and improved.

This concern has been given detailed consideration by Officers and the applicant's architect. However, the solutions in terms of re-siting the access and improving visibility would have a significant impact on the rural nature of the street scene and would involve significant engineering works at such an expense as not to be considered justifiable in terms of the increase in business that the function room might add to the existing hotel even if it were being run at maximum capacity.

It is accepted that if this were a completely new 'step change' increase in development a different access would be required; however, the existing access is the historical situation which has served as the access to Hackness Grange as a hotel for well over 50 years without any apparent report of accidents. The development now proposed is not considered to increase the intensity of the use to such an extent as to warrant such major works.

**Ecology**

The National Park's Ecologist has been consulted and is concerned that the construction of a bridge and clearance of vegetation on the island could disturb resident wildlife. There is a record of specially protected white-clawed crayfish in the Derwent nearby and it is also possible that the pond supports Great Crested newts, also a protected species. It is considered that in order to ensure that no harm to the local ecology occurs, that a condition is attached to any approval to ensure that the pond and island are assessed by a qualified ecologist for their potential to support these and any other species of value and that no work is undertaken until a report including assessment, mitigation and method statement has been submitted and approved.

**Recommendation**

It is considered that the proposal complies with and supports a number of policies in the Local Development Framework as well as the National Planning Policy Framework so the proposal is a positive one in contributing to the overall aims of the Local Development Framework. Consequently, despite the concerns expressed by the Highway Authority and the Building Conservation Officer, it is considered that the benefit to the local economy would outweigh any harm and consequently approval is recommended.

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**Application No:** NYM/2012/0806/FL

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**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the external elevations of the function room, so as to deliver sustainable development.

**Reason for Approval**

The proposed development would ensure the continued viability of an important tourist and community facility which would benefit the local economy and would not have an unacceptable impact on the character of the Listed Building or result in significant increase in traffic. The proposal is therefore in accordance with Core Policies A and G and Development Policies 5, 10, 14 and 15 of the NYM Local Development Framework.