

## North York Moors National Park Authority

<b>Scarborough Borough Council (North)</b> <b>Parish: Fylingdales</b>	<b>App Num. NYM/2014/0797/CVC</b>
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**Proposal:** verification check of conditions 4, 7, 8 & 9 of planning approval NYM/2014/0462/FL

**Location:** Boggle Hole Youth Hostel, Mill Beck, Fylingthorpe

**Applicant:** YHA (England & Wales) Ltd fao: Mr Paul Dennis, Trevelyan House, Dimple Road, Hatlock, Derbyshire, DE3 3YH

**Agent:** Just-H Architects fao: Mrs Rachel Oldroyd, 7 Jordan Street, Knott Mill, Manchester, Gtr. Manchester, M15 4PY

**Date for Decision:** 19 January 2015

**Grid Ref:** NZ 495386 504029

### Director of Planning's Recommendation

**Approve** the colour of the staining and discharge Condition 7 of NYM/2014/0462/FL

#### Consultations

**Parish** – Object to this application because the colour is not in keeping with the local area. As previously stated, questions the colour black and suggests that natural wood would be better.

#### Background

Boggle Hole Youth Hostel is located in an isolated location immediately adjacent the beach at Boggle Hole, just south along the coast from Robin Hoods Bay. The hostel is only accessible on foot from the car park at the top of the access track other than for deliveries.

Part of the accommodation provided here appears to date from the 1970's or earlier in the form of a 44 bed stone and dark brown timber clad annexe accommodation pre-fabrication type building which sat apart from the main hostel building and accessed via a set of steep external steps cut into the hillside and surrounded on three sides by trees.

That timber and stone clad building was of no particular architectural merit and was in need of modernisation. Consequently, planning permission was granted in 2014 for the demolition of this existing annexe and replacement with a much more contemporary building to provide the same number of bed spaces, but in a more versatile arrangement.

The building is in the same location as existing, but split into three sections so that it can be built down the slope. The buildings will be single storey to remain below the tree line, with asymmetric roof forms.

The plans proposed that the roof of the building would be black and also the details submitted with the application proposed the colour of the external timber cladding to be black also.

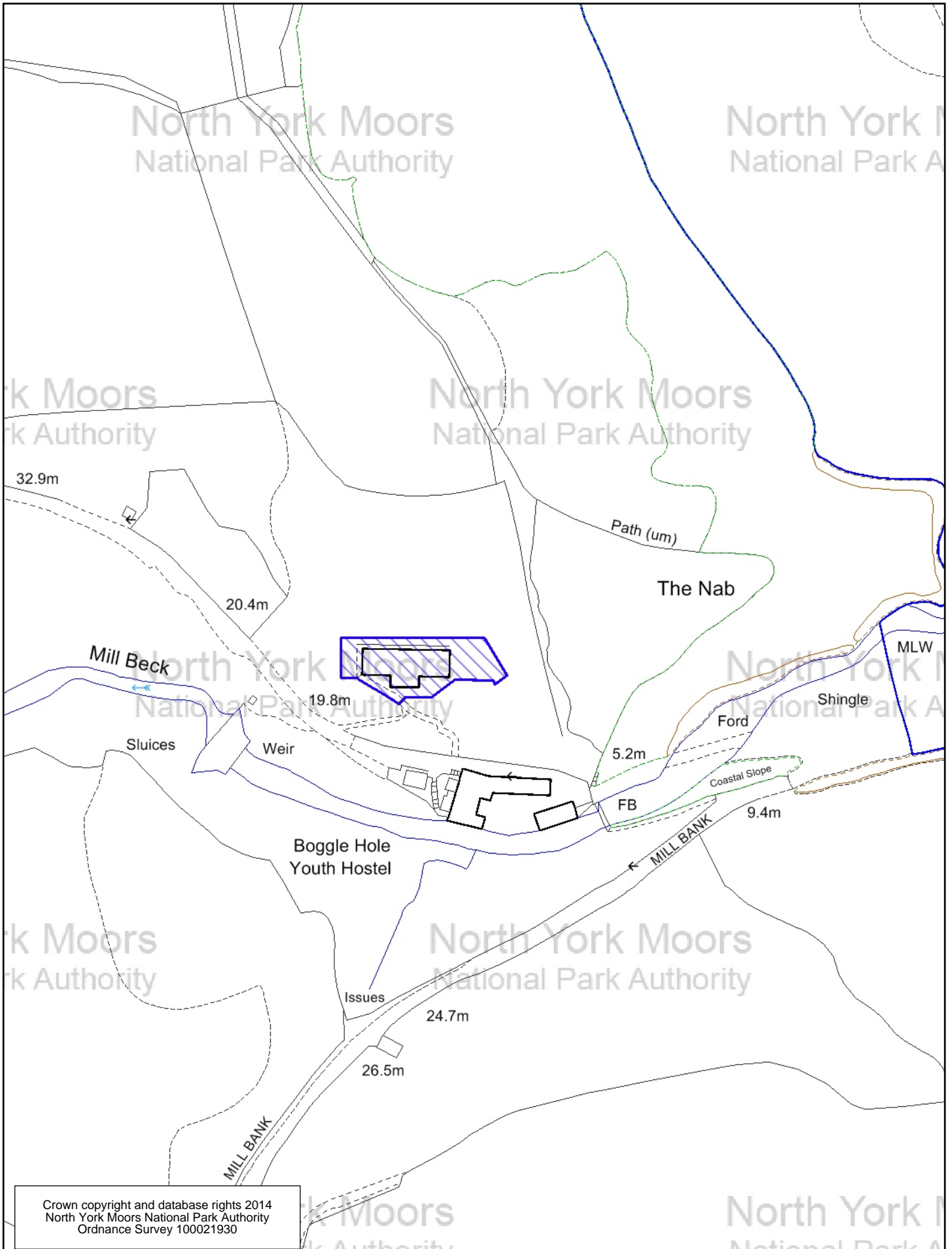
However, due to concerns expressed by the Parish Council, it was agreed to consider the colour of the cladding through conditions.



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The applicants have considered alternative colours but feel that any other colour than black would dilute the original design concept for the building and have submitted the following supporting information setting out why black is considered to be most appropriate:

“The appearance of the building has been carefully considered to be both modern and striking...the black stained cladding is an integral part of the building’s design...the building has the same scale and proportions as a traditional farm outbuilding and has a crisp geometry and black stained cladding to give it a modern intensity whilst the contrast warm timber finish around the entrance gives this section greater prominence and a welcoming quality.

The organisation’s previous issue with the building was that it was always seen by customers as being inferior accommodation in relation to the main mill building and this scheme is to make the building a destination in its own right, not a second choice. This bold approach gives this building the “wow” factor required.”

### **Main Issues**

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that, amongst other criteria, that a high standard of design detailing is used whether traditional or contemporary which reflects or compliments that of the local vernacular.

The new building is of much greater architectural character than the previous building and the development will enhance the character of the locality and significantly improve this tourist facility. Whilst there is some concern by the Parish Council regarding the proposed colour of the timber cladding, the reasons for the colour proposed have been carefully explained and it is considered that in this woodland setting a black stain would not be visually intrusive and would sit discretely in the hillside and complement existing development here, whilst providing the contemporary design the applicants’ are seeking to achieve.

It is considered that the proposed black staining of the building would therefore not be visually harmful to either the immediate or wider locality and approval is recommended.