

North York Moors National Park Authority

Scarborough Borough Council
Parish: Aislaby

Application No: NYM/2016/0477/FL

Proposal: Alterations and construction of orangery extension following demolition of existing greenhouse together with erection of stone balustrading to create balcony following demolition of first floor sun room

Location: Park Hall, Main Road, Aislaby

Decision Date: 24 August 2016

Consultations

Parish – No objection.

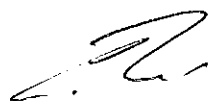
Historic England - The application should be determined in accordance with national and local policy guidance, and on the basis of your speciality conservation advice.

Site Notice Expiry Date – 11 August 2016.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																											
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location plan as proposed</td> <td>300-01</td> <td>24 August 2016</td> </tr> <tr> <td>Site plan as proposed</td> <td>300-02 Rev 02</td> <td>24 August 2016</td> </tr> <tr> <td>Ground floor as proposed</td> <td>300-03 Rev 01</td> <td>29 June 2016</td> </tr> <tr> <td>First floor as proposed</td> <td>300-04 Rev 01</td> <td>29 June 2016</td> </tr> <tr> <td>Roof plan as proposed</td> <td>300-05 Rev 01</td> <td>29 June 2016</td> </tr> <tr> <td>Elevations, south and west as proposed</td> <td>300-06 Rev 01</td> <td>29 June 2016</td> </tr> <tr> <td>Elevations, north and east as proposed</td> <td>300-07</td> <td>29 June 2016</td> </tr> <tr> <td>Keepers Cottage as proposed</td> <td>400-01</td> <td>29 June 2016</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location plan as proposed	300-01	24 August 2016	Site plan as proposed	300-02 Rev 02	24 August 2016	Ground floor as proposed	300-03 Rev 01	29 June 2016	First floor as proposed	300-04 Rev 01	29 June 2016	Roof plan as proposed	300-05 Rev 01	29 June 2016	Elevations, south and west as proposed	300-06 Rev 01	29 June 2016	Elevations, north and east as proposed	300-07	29 June 2016	Keepers Cottage as proposed	400-01	29 June 2016
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3.	MATS 06	No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.																											



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Conditions (Continued)

4.	MATS 00	The roof of the development hereby permitted shall be clad in natural slate to be of the same geological match of the existing building and in terms of colour, profile and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS 23	All pointing in the development hereby permitted shall accord with the following specification – a lime mortar mix of 1:2.5 lime:aggregate with a slightly recessed bagged finish.
6.	MATS 00	No work shall commence on the installation of the stone balustrade in the development hereby approved until detailed plans showing the sectional detail has been submitted to and approved in writing by the Local Planning Authority. The balustrade shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS 00	Where possible existing windows shall be refurbished. Where this is unavoidable no work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS 00	Where possible existing doors shall be refurbished. Where this is unavoidable no work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	MATS 70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS 71	All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
11.	MATS 00	Notwithstanding the details submitted, the stone floor to the front hallway shall not be lifted or otherwise modified or subjected to damp proofing treatments unless otherwise agreed in writing by the Local Planning Authority.
12.	GASC 07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
13.	GASC 00	No works of re-wiring or plumbing shall be carried out which would entail the destruction or alteration of any historic joinery or decorative plasterwork unless details of proposed mitigation works have been agreed in writing by the Local Planning Authority.

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Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2.	You are advised that planning permission NYM/2015/0484/FL and Listed Building consent NYM/2015/0485/LB remain valid for <u>Keepers Cottage</u> , within the grounds of Park Hall.
3.	Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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 to 6.	RSN MATS 01	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.
7 to 10.	RSN MATS 02	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.
11 & 13.	RSN MATS 03	For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
12.	RSN GACS 01	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.



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Main Issues

Core Policy G of the NYM Core Strategy and Development Plan Documents 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.

Development Policy 5 of the NYM Core Strategy and Development Plan Documents 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.

Development Policy 19 of the NYM Core Strategy and Development Plan Documents is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting.

The property is of two storeys. The style of the house is considered to be traditional and all remedial and repair works will be specified to match the existing quality craft/workmanship and materials. As part of these external works, the roof to the East Wing is to be replaced, and where necessary windows will be replaced on a like for like basis.

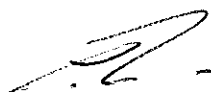
It is clear that the building would benefit from some investment in its maintenance and the proposal to remove the unsightly first floor sun room is welcomed as an enhancement. There is no objection to the main bulk of the works.

Whilst the proposed orangery is considerably larger than the existing greenhouse it is clear from both scarring on the building and ground evidence that there has previously been a much bigger structure on this site and as such this element of the proposal is viewed as a neutral alteration.

The proposed internal works are relatively minor and will have a limited impact on the special architectural and historic character of the building. There is however a couple of points that are alluded to within the application but not fully detailed. These relate to improvements to insulation (now dealt with) and the possible replacement of some of the windows.

Many of the windows contain handmade glazing and there is concern that both historic frames that could be repaired and handmade glazing could be lost if this element of the proposal is not carefully controlled. As such a condition is recommended that seeks further written approval for any replacement windows and an agreement on how these will be manufactured following inspection by a joiner on site.

There is also a considerable amount of proposed lighting which could have an impact on views of the listed building and wider conservation area from across the valley and on the setting of the listed building. It has been suggested that the applicant considers the proposed lighting scheme and reduces it to that which is essential for security/access. A condition requiring details of all external lighting is also suggested.



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Background

This application is for alterations and construction of orangery extension following demolition of existing greenhouse together with erection of stone balustrading to create balcony following demolition of first floor sun room at Park Hall, Main Road, Aislaby.

The application site is Park Hall in Aislaby which is a Grade II listed building. The House is early Nineteenth century with extensions and alterations. Also listed in their own right are the surrounding walls, gate piers and gates to the north and east of Park Hall together with a detached cottage referred to as Keepers Cottage or in some instances The Cottage. The property is within the Aislaby Conservation Area and Article 4 designated area.

Planning permission is sought to upgrade the residential dwelling Park Hall. Attached to the main house, with accesses on both the ground and first floors, is the East Wing cottage, which is to be incorporated into Park Hall.

The development of the detached Keepers Cottage within the grounds has been previously captured under planning permission NYM/2015/0484/FL and listed building consent NYM2015/0485/LB.

The property requires restoration but retains most of its essential period detail, including many original sash windows, shutters, plaster cornices and fireplaces which will be retained. The exterior walls are in a finely-dressed stone with ornate mouldings to the bays, window surrounds and chimneys which will be retained. Attached to the main house, with accesses on both the ground and first floors, is the East Wing cottage, which is to be incorporated into Park Hall.

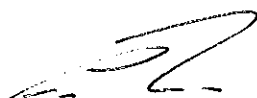
The proposed works do not affect the building footprint with the exception of the demolition of the greenhouse and construction of a new orangery. The new orangery will sit on what appears to be the original footprint prior to the existing arrangement. Other than this the only external works are those of repair and maintenance.

Internally, the layout of the property will remain the same except for minor alterations to the kitchen with the removal of the separating wall between the kitchen and pantry. There are two windows, one at ground floor level within the morning room and one at first floor level within the bedroom above, which have windows installed externally but are blocked up internally. These windows are to be opened up to allow natural light. The external appearance of the property will not change as these windows are currently visible.

Landscaping will remain as existing; there will be no alternations to the current layout and design. Existing trees located within the site boundary are to be retained and carefully maintained with the exception of three large trees which are to be subject to further surveys and will be dealt with as a separate matter.

Existing paving which forms the pedestrian access is to remain and would be suitably protected during construction stages if required.

At present the existing dwelling benefits from off street parking within the site boundary. Proposals will retain the existing arrangement with cars accessing the off street parking via the existing entrance gates. Pedestrian access will remain without change.



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Main Issues (Continued)

Reference to the removal of the mature trees near Keepers Cottage has been removed from this scheme and is to be pursued under separate measures. Officers have advised once again that the removal of the trees will have a negative impact on the character of the Conservation Area and the setting of the listed buildings/structures.

In conclusion and similarly, to Keepers Cottage, Officers consider there is public benefit in repairing the house so that it is restored to a good condition.

The scale of the proposed extension, on the footprint of a former greenhouse together with the other alterations and upgrading works are appropriate in scale, form, position, design and material and would not detract from the character and form of the original Park Hall or its setting.

The proposal will help to safeguard the Hall and comprise less than substantial harm to a listed heritage asset. The proposal is not only beneficial to Park Hall but also the village of Aislaby and the Aislaby Conservation Area and Article 4 designated areas.

Approval is considered applicable with the suggested conditions to ensure that the methods and details proposed are considered to be appropriate for the Hall and to ensure that the proposed works would accord with the National Planning Policy Framework and the Local Planning policies set out in the NYM Core Strategy and Development Plan documents.

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 confirm that the development is likely to preserve the economic, social and environmental conditions of the area.

