

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Eskdaleside-Cum-Ugglebarnby

Application No: NYM/2016/0189/FL

**Proposal:** Conversion of outbuildings to form 2 no. holiday letting cottages

**Location:** Outbuildings at Lowdale Hall, Lowdale Hall

**Decision Date:** 11 August 2016

## Consultations

Parish – No objection.

Highways -

Environmental Health Officer – No objection on housing grounds.

Advertisement Expiry Date – 22 July 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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Letter from agent</td><td></td><td>16 June 2016 8 August 2016</td></tr><tr><td>Site location</td><td>2016/04/02 Rev B</td><td>16 June 2016</td></tr><tr><td>Floor plan</td><td>2016/04/10 Rev A</td><td>8 August 2016</td></tr><tr><td>Elevations</td><td>2016/04/11 Rev A</td><td>8 August 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	Letter from agent		16 June 2016 8 August 2016	Site location	2016/04/02 Rev B	16 June 2016	Floor plan	2016/04/10 Rev A	8 August 2016	Elevations	2016/04/11 Rev A	8 August 2016
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3.	RSUO 11	The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.															
4.	RSU0 14	The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Lowdale Hall and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.															
5.	CDLB05A	This permission has been granted in accordance with the details specified in the survey prepared by R Agar Assc. Ltd received on 16 June 2016. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.															

*A. Allan* 10/8/16

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## Conditions (Continued)

6.	CDLB 03	No work shall commence on the installation of wall linings in the development hereby approved until full details of all proposed linings, including materials, method of construction and sectional impact on reveals and jambs shall be submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.
7.	CDLB05B	No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
8.	CDLB 00	No work shall commence on of any part of the building to which this permission relates until a schedule has been agreed with the Local Planning Authority for the re-use of stone flags forming part of the building which are worthy of reuse on the site. The schedule shall detail where the stone flags will be used in the development of the site. Until such a time, the stone flags shall be carefully stored for later reuse in the proposed development of the site in the manner indicated in the schedule.
9.	MATS 00	Where salvageable roof slates shall to re-used in the development hereby permitted. Otherwise, the roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS 00	The ventilation of any underdrawn loft space shall be submitted to and agreed in writing by the Local Planning Authority.
11.	MATS 22	All pointing in the development hereby permitted shall accord with the following specification – a lime mortar mix of 1:2 <sup>1</sup> / <sub>2</sub> (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
12.	MATS 30	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.
13.	MATS 40	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.
14.	MATS 47	The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

*A New 16/8/16*

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## Conditions (Continued)

15.	MATS 54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
16.	MATS 55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
17.	MATS 60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
18.	MATS 61	No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
19.	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.
20.	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.
21.	MISC 02	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 7.2 (page 14) of the submitted Bat Survey dated May 2016 by Wold Ecology Ltd.

## 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.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at <a href="http://www.groundstability.com">www.groundstability.com</a>

*A. Allen 10/8/16*

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**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.	RSN RSUO 11	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4.	RSN RSUO 09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
5 & 6.	RSN CDLB 02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
7 & 8.	RSN CDLB 04	In order to ensure that the development is carried out in a manner which safeguards the historic fabric of the building and to comply with the provisions of NYM Core Policy G, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.
9 to 11.	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.
12 to 20.	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.
21	RSN MISC 04	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

*A Allen 10/8/16*

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**Background**

This application is for conversion of outbuildings to form 2 no. holiday letting cottages at Outbuildings Lowdale Hall, Lowdale Hall.

Lowdale Hall is a Grade II listed building set in approximately 5.4 acres with several outbuildings. The property is located to the on the west side of Sleights village, south of the River Esk and the Esk Valley railway.

In March 2016 listed building consent was granted to convert Lowdale Hall to a single dwelling and carry out updating and improvement works which includes some re-arrangement of rooms and general refurbishment including replacement of inappropriate uPVC windows with new timber framed double glazed windows. The majority of works are internal in order to return the property to its original status as a single dwelling.

This planning application seeks consent to convert an adjacent outbuilding to 2 no. units of holiday accommodation. The buildings were probably used as stables and are of traditional construction with solid stone walls and typically have few openings.

The conversion scheme aims to provide 2 no. holiday cottages with minimal external changes and retaining the existing timber trusses which support the purlin and rafter roof construction. The existing building will not be extended and any repairs, repointing, new roof materials will be carried out in material to match the existing building.

The plans show the adjacent meadow as a simple general amenity space with parking and bin storage located within the existing courtyard area.

Stone flags removed from inside the building have been stored for later re-use in the building.

A bat survey included in the application indicates that consequently the impact to bats from conversion of the building is considered to be negligible. The impact to bat populations locally, nationally and regionally from the proposed development is considered to be low. A method statement sets out timing constraints even though bats have not been found, building works should occur as though bats could be present.

A structural survey also submitted with the application concludes that the building is effectively complete and intact. Taking into account the age and past use of the building, we would describe the essential structure as being in a reasonably repairable condition. Internal timberwork generally needs replacing and, in some locations, is inherently flimsy. The condition of the masonry did not give cause for concern however there has been some exceedingly minor mechanical damage to a very few individual stones around door openings. The proposed domestic use of the building is unlikely to produce loadings in excess of those that the building has already been subjected to.

Vehicular access to Lowdale Hall and outbuildings is planned to be unchanged as part of the proposal.

*A. Ullmer 10/5/16*

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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 Listed Buildings.

Development Policy 3 of the NYM Core Strategy and Development Plan documents states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 5 of the NYM Core Strategy and Development Plan documents states that proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building. Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

The principles of Development Policy 8 of the NYM Core Strategy and Development Plan documents are also relevant. It states that outside settlements the conversion of traditional unlisted rural buildings for short term self catering holiday accommodation will be permitted where the building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park. Also, that the building is in a structurally sound condition, capable of conversion with substantial rebuilding, and amongst other things that the building is capable of conversion and of sufficient size to accommodate the proposed use.

Development Policy 14 of the NYM Core Strategy and Development Plan documents seeks to ensure the quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. Amongst other criteria the policy states that the development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.

The alterations to the buildings have been discussed at length with the Building Conservation team. It is advised that the proposed revised plans are more considered than the original submission and it is clear that the applicant has endeavoured to have regard for the officer concerns previously raised.

It is felt, however, that the floor plans could be further improved but this would only permit 1 no. cottage rather than the 2 no. applied for.

Having spoken with his client the agent has advised that the scheme would not be viable if only a single unit is provided therefore the layout suggested by the conservation officer is not viable. The application has therefore progressed with 2 no. units.

*A. Khan 10/8/16*

The agent has also clarified that underdrawing/insulation will be between the purlins as preferred and standard ceilings are not being proposed.

As this is also an application for listed building consent, the main issues are considered to be whether any necessary changes or alterations to facilitate the proposed use are acceptable under Development Policy 5. The principles of whether conversion is acceptable are more appropriately considered by means of this planning application.

This range of traditional rural buildings are considered to make a positive contribution to the character of the landscape of the National Park, in terms of their architectural, historic and group merit and are considered worthy of retention.

In support of the application a structural survey indicates that the buildings are generally in a good condition but requires a new roof structure and improved roof support (common rafters and steel ridge beam), careful relaying of coping stones, new flashings, repointing, dpc course, internal lintels to be replaced, steel helical bars and replacement floors. The survey forms part of the suggested conditions.

Overall, the scheme has been significantly improved through negotiation i.e. retention of internal walls, less wall division, loss of unnecessary openings, omission of building re-orientation, omission of separate amenity spaces per unit and parking and bins stores have been omitted in favour of these elements being contained within the existing courtyard with an inward facing orientation.

The changes will allow the historical relationship of the house and outbuildings to be retained with more of an agricultural rather than domestic appearance.

There is still some way to go in working with the applicant to achieve the quality workmanship and craftsmanship that the buildings are worthy of. Officers consider they are now in a position that this can be achieved through the continued mechanism of conditions and retaining a continued rapport with the applicant/agent.

A new use will be secured for the retention of the buildings which will ensure their longevity for future generations to enjoy. On balance, the alterations will retain the traditional appearance and the historic function of the buildings and meets the criteria set out in Core Policy G and Development Policies 3, 5 and 14 together with the principles set out in Development Policy 8 and Part 4 of the Design Guide and NYM Management Plan. Approval is recommended.

#### **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 in its current form is likely to preserve the economic, social and environmental conditions of the area.

*A. Moran* 10/8/16

