

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2016/0259/FL

Proposal: construction of 2 no. dormer windows, insertion of rooflight and enlargement of kitchen window together with insertion of door and replacement windows to attached barn and alterations, rebuilding of gable wall and construction of pitched roof to detached barn and change of use from agricultural to equestrian

**Location: Browside Farmhouse
Browside
Ravenscar**

Decision Date: 16 June 2016

Consultations

Parish – Support the application because a great improvement on the present building

Natural England – No objections

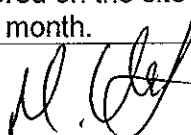
Environmental Health Officer – No objections

Advertisement Expiry Date – 20 May 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Stable block proposed</td><td>893/6</td><td>8 April 2016</td></tr><tr><td>Proposed house elevations</td><td>893/4B</td><td>1 July 2016</td></tr><tr><td>Proposed house floor plans</td><td>893/5AB</td><td>1 July 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	Stable block proposed	893/6	8 April 2016	Proposed house elevations	893/4B	1 July 2016	Proposed house floor plans	893/5AB	1 July 2016
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Stable block proposed	893/6	8 April 2016												
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Proposed house floor plans	893/5AB	1 July 2016												
3.	RSUO16	There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Browside Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.												
4.	GACS18	No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.												


12th July 2016.

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5.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
6.	MATS26	The external elevations of the boarded openings hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7.	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS60	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.
9.	MATS70	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.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	MISC INF01 Bats	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.	MISC INF06 Development in Accordance with Listed Building consent	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.

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	RSUO14	In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4.	GACS01	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.
5.	MATS01	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.
6-10.	MATS02	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

Background

Browside Farm is a Grade II Listed stone built property located on the edge of Brow Moor to the south of the disused railway line between Robin Hoods Bay and Ravenscar. The farmstead comprises the main farmhouse and traditional stone built outbuildings (curtilage listed) and modern farm buildings.

This application seeks full planning permission to alter the main dwelling in order to improve attic space and light into the property. It is proposed to construct a small dormer window to the rear roof of the main house and to the kitchen extension and to install a conservation style roof light.

No changes are proposed to the front elevation of the dwelling but the rear 1970's style window and concrete lintel would be replaced with a "larger Yorkshire light" pattern window with stone lintel.

It is also proposed to replace the metal sheeted roof over the end section of the traditional outbuildings with a pitched pantile roof and rebuild the missing section of the gable. The existing large openings would be boarded up with horizontal boarding and 6 stables/tack rooms would be provided.

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Main Issues

Core Policy A of the Local Development Framework seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

Core Policy G of the 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 Listed Buildings.

Development Policy 5 of the 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.

Development Policy 19 of the LDP states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage 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 development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

This application was the subject of considerable pre-application discussions with the Building Conservation Team.

It is considered that the proposal to reinstate the stables' original function will be of benefit to the character of the locality and the historic building.

The design of the proposed dormer window above the kitchen has been amended and reduced in size and is considered to be in keeping with the character of the host dwelling.

No suggestion has been made within the application that the stables would be used for anything other than ancillary domestic. If a commercial use were proposed, the views of the highway authority would need to be sought; hence a condition is proposed to restrict this.

The National Park's Ecologist has suggested that a bat survey would be appropriate, however, on the basis that the proposed dormer would be in the roof-space of the existing domestic dwelling and the other roof works comprise re-instating a roof where there isn't one at present, it is considered that this would be an unreasonably onerous requirement.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in size of dormer window, so as to deliver sustainable development.

