

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council (South) Parish: Broxa-Cum-Troutdale	Application No. NYM/2016/0264/FL
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**Proposal: conversion of redundant agricultural buildings to form 1 no. holiday cottage  
 (revised scheme to NYM/2015/0851/FL)**

**Location: Manor Farm  
 Troutdale**

**Decision Date: 06 June 2016**

## Consultations

**Parish – No objection**

**Highways –** Parking will be located in the existing levelled area and will not significantly intensify the number of vehicle movements therefor no objections

**Environmental Health Officer – No objections**

**Advertisement Expiry Date – 26 May 2016**

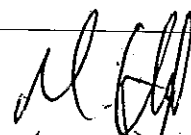
**Others**

**Philip Young, 28 Nursery Close, Thurlaston, Leicester –** In terms of disabled access, no provisions by way of adapted bathrooms appear to have been made. This is a requirement of both the Disability Discrimination Acts of 1995 and 2005 and The Building Regulation 2010 therefore I oppose this application and the plans should be resubmitted to meet those requirements.

## 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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site plan as proposed</td> <td>1424-07 Rev C</td> <td>8 April 2016</td> </tr> <tr> <td>Plan and elevations as proposed</td> <td>1424-08</td> <td>8 April 2016</td> </tr> </tbody> </table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site plan as proposed	1424-07 Rev C	8 April 2016	Plan and elevations as proposed	1424-08	8 April 2016
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Site plan as proposed	1424-07 Rev C	8 April 2016									
Plan and elevations as proposed	1424-08	8 April 2016									
3.	CDLB00 as 05A	This permission has been granted in accordance with the details specified in the survey prepared by Yendalls Engineering Ltd. (Job No. Y15/241) received on 8 April 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. Unless specifically annotated on the approved plans, any works or suggestions raised in the 'discussion' section of the Structural Report are not authorised by this consent.									

  
 6. June 2016

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4	RSUO11	The dwelling units 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.
5	RSUO00	The holiday unit(s) hereby permitted shall be managed by the business enterprise known as Broadland Properties and shall not be sold or leased off from that business main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.
6	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
7	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	MATS00	The external face of the frame to all new windows shall be set in a reveal of a depth to be agreed in writing by the Local Planning Authority, 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.
9	MATS45	All new window frames and glazing bars shall be of timber construction and coloured black/dark grey within six months of the date of installation and shall be maintained in that condition in perpetuity.
10	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.
11	MATS71	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.
12.	MISC00	No work shall commence to clear the site in preparation for the development hereby permitted until bat dusk and dawn emergence surveys have been undertaken as set out in the Preliminary Bat Survey Report dated September, provisions have been made for breeding birds, and details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

#### Informative(s)

1.	<p><b>MISC INF06 Development in Accordance with Listed Building consent</b></p> <p>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.</p>
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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	CDLB02	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.
4	RSUO11	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.
5	RSUO09	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.
6-7	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.
8-11	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 are safeguarded.
12.	MISC02	In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

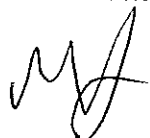
### Background

Manor House Farm, Troutsdale comprises a range of stone and pantile outbuildings, a substantial barn, The Smithy, which was converted to a single dwelling in 2001 (40540019B, now in separate ownership), and the host farmhouse which together form a courtyard bisected by the public highway. The farmhouse, outbuildings and barn and The Smithy are all individually listed.

This application relates to the single storey range of outbuildings which are located between the main farmhouse (now a pair of cottages as approved in 2010) and the more substantial outbuilding. Listed Building Consent was granted earlier this year for internal and external alterations to enable the building to be converted into a 2 bed holiday cottage. This scheme seeks an amendment to include part of the angled outshot and seeks consent for internal and external alterations to create an extra bedroom, ensuite and plantroom.

In terms of external alterations to the building, no new window or door openings are proposed; all existing openings will be re-used. New windows will be set in reveals with timber stable doors retained as shutters.

There is an associated listed building application which has been granted in relation to this amended proposal.



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**Main Issues**

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 Conservation Areas.

Development Policy 5 of the Core Strategy and Development Policies Development 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 8 of the Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not required changes to the buildings curtilage or new vehicular access or parking areas.

The principle of the development has already been accepted through approval of the original application.

**Building Conservation Considerations**

The applicant responded to pre-application concerns by retaining half of the angled block for storage. This has the added benefit of allowing three of the openings to be kept shuttered which will in turn help conserve the architectural and historic character of the listed barn.

The proposal is considered to therefore retain the historic fabric and character of the Listed Building and its setting within the locality. The proposal is therefore considered to be in accordance with Core Policy G and Development Policy 8 of the Local Development Plan.

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**Building Regulation Issues**

One objection has been received regarding the lack of adapted bathroom facilities. The applicant has advised that whilst there is no specific requirement under Building Regulations, to provide adapted bathrooms in conversions of this type, the issue will be discussed and options for improving facilities for disabled users will be progressed.



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### Ecology

The National Park's Ecology advisors have expressed concern that the previous scheme was approved with a bat emergence survey condition rather than requiring the information before approval was granted. They have advised that the circumstances for not giving permission until further surveys are carried out are when there is perceived to be a risk that the application would need to be substantially amended to accommodate bats or even refused. The condition that has been used should prevent harm to bats, but it would have been a problem if a substantial roost was subsequently found that couldn't be satisfactorily accommodated within the existing permission.

It is also advised that provision should also be made for breeding birds in the conversion, notably swallows which were mentioned in the bat report, so that they do not lose nesting habitat as a result.

Whilst the ecological advice is that planning permission should not be given until emergence surveys have been carried out and an assessment made as to whether mitigation for bats is possible within the present design, and whether an EPS licence is required, this is not considered to be acceptable because this proposal represents an amended scheme to a previous permission which requires bat emergence surveys by condition.

### Recommendation

In view of all the above considerations, 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



