

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Broxa-Cum-Troutdale

Application No. NYM/2016/0277/LB

Proposal: Listed Building consent for internal and external alterations to enable conversion of redundant buildings to form 1 no. holiday cottage (revised scheme to NYM/2015/0863/LB)

Location: Manor Farm, Troutdale

Decision Date: 03 June 2016

Consultations

Parish - No objections.

Society for the protection of Ancient Buildings -

Advertisement Expiry Date - 26 May 2015

Director of Planning's Recommendation

that Listed Building Consent be **GRANTED** subject to the following conditions:

1.	TIME02	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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>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.	CDLB05A	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.									
4.	CDLB00	No work shall commence on site to treat or lay internal flooring until details have been submitted and approved by the Local Planning Authority. The flooring shall be laid/treated in accordance with the approved details and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.									
5.	CDLB03	No work shall commence on the installation of wall linings or to underdraw the roof/ceilings 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.									
6.	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.									



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7.	MATS40	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.	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.
9.	MATS00	All existing external doors and shutters shall be retained and re-used in the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS30	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.
11.	MATS00	All the existing glass tiles shall be retained and re-instated in their existing location within the re-roofing scheme and thereafter be so maintained 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 a bat emergence survey has been undertaken during the months of March/April 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.

Informatives

1.	MISC INF03 The applicant is advised that this permission cannot be implemented until the associated planning permission has been approved by the Local Planning Authority.
2.	The applicant is advised that 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.

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Reason for Conditions

1.	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 to 5.	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.
6 to 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.



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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.

There is an associated planning application currently under consideration in relation to this amended proposal.

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.

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.

Consequently, 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.

