

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2016/0310/FL

Proposal: Construction of single storey extension

Location: Ox Pasture Hall Hotel, Low Road/Lady Ediths Drive, Scarborough

Decision Date: 07 July 2016

Consultations

Parish – No objections

Society for the Protection of Ancient Buildings -

Forestry Commission – No comments

Site Notice/Advertisement Expiry Date – 23 June 2016

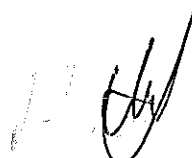
Director of Planning's Recommendation

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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS18	The roof of the conservatory hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4.	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.

Informative(s)

1.	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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7th July 2016

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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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. & 4.	RSNMATS03	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.



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Background

Ox Pasture Hall is a grade II Listed Building, formerly a farmhouse dating from the mid-17th century with a courtyard of former farm buildings, which have all been converted into a country house hotel. The property is situated within 17 acres of landscaped grounds and is located in open countryside approximately two kilometres east of Scarborough. The hotel is approached from Lady Edith's Drive which leads into the Forge Valley. It is an important visitor facility within the Park.

The site has a long and varied planning history with the majority of applications which have been implemented relate to staff/owner accommodation, additional hotel bedrooms and a large function room with ancillary facilities, including a kitchen, which is linked to the main building by a single storey foyer area. In 2009 planning permission was granted for extensions to the west of the main hotel building in the form of a courtyard arrangement of single and two-storey buildings to provide an additional 11 hotel suites and this is now complete. As such the hotel now offers 32 letting bedrooms of varying sizes from doubles to suites.

More recently planning permission was granted in May this year for the construction of a detached L-shaped building to the rear (north) of the hotel complex, located towards the eastern boundary to accommodate a swimming pool, sauna and steam room with a fitness suite at first floor level, both with dedicated changing rooms; a reception, relaxation room and seven salon/treatment rooms and six guest suites.

This application seeks planning permission for a modest single storey lean-to extension within the courtyard of the hotel to provide a conservatory extension to the existing dining room. At present the area forms part of a raised path around the outside of the courtyard with a timber pergola. The proposal would make use of the existing stone dwarf wall with timber framed glazing above under a glazed roof.

There is a companion application for listed building consent (NYM/2016/0350/LB).

Main Issues**Policy**

The relevant policies of the Local Development Framework are Core Policy A (Delivering National Park Purposes and Sustainable Development), Development Policy 3 (Design), Development Policy 5 (Listed Buildings) and Development Policy 14 (Tourism and Recreation).

Core Policy A of the North York Moors Development Framework seeks to conserve the landscape of the Park and provide a scale of development that will not have a detrimental impact on the wider landscape.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 5 requires proposals for the construction of any structure within the curtilage of a listed building not to have an unacceptable impact on the special historic or architectural interest, or the setting, of the listed building.



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Development Policy 14 supports the expansion of existing tourism businesses where the proposal, amongst other criteria does not have an adverse impact on the character of the local area.

Principle

In broad terms the expansion of the hotel complies with the general thrust of Development Policy 14 which supports the expansion of existing tourism businesses where the proposal provides opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park.

Design/Setting of the Listed Building

The proposal consists of a modest conservatory extension to an existing modern extension, and has the appearance of a piecemeal addition due to the shallow pitch of the glazed roof and awkward junctions with the host building. Whilst the design represents a rather utilitarian addition to the existing modern structures, it is not considered that the proposal causes specific additional harm to the character of the listed building as one of special architectural or historic interest because it constitutes a modest addition to previous extensions which have themselves resulted in harm to the setting of the listed building. As such the proposal is considered on balance to comply with Development Policies 3 and 5.

Conclusion

The principle of the expansion of this important visitor facility within the Park is supported by Development Policy 14 of the Core Strategy and Development Policies Document and the policies of the Management Plan.

The impact of this modest extension on the setting of the Listed Building is minimised by the location of the extension within the courtyard adjoining existing modern extensions. Therefore on balance the proposal is in accordance with Core Policy A and Development Policies 3 and 5 and approval of the application is recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy B4 which seeks to improve the quality and variety of tourism and recreation facilities and accommodation within the Park.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

