

North York Moors National Park Authority

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

Application No. NYM/2016/0350/LB

Proposal: Listed Building consent for construction of single storey extension

Location: Ox Pasture Hall Hotel, Low Road/Lady Edith's Drive, Scarborough

Decision Date: 07 July 2016

Consultations

Parish – No objection

Society for the Protection of Ancient Buildings -

Site Notice Expiry Date – 23 June 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME02	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.	Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission 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 planning permission.
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M. Chay
7th July 2016

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Reason for Condition(s)

1.	RSNTIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 listed building consent 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 planning permission (NYM/2016/0310/FL).

Main Issues

The relevant policy of the Local Development Framework is Development Policy 5 (Listed Buildings) which 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.

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 Policy 5 and approval is recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy E7 which seeks to conserve and enhance heritage assets and their settings.



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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.

