

North York Moors National Park Authority

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

Application No. NYM/2016/0595/LB

Proposal: Listed Building consent for internal alterations to enable subdivision to form 1 no. holiday letting unit

Location: The Cottage
Sneaton Hall
Sneaton

Decision Date: 04 October 2016

Consultations

Parish – No objections

Advertisement Expiry Date – 23 September 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.	PLAN00	The external door to which the ground floor toilet abuts shall be fixed closed and retained in situ.

Informative(s)

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.
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Reason for Condition(s)

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.


4th Oct. 2016.

Application Number: NYM/2016/0595/LB

Background

This application seeks listed building consent to undertake internal alterations to this listed building to enable the dwelling to be sub-divided to provide a single bed holiday letting unit.

The main Sneaton Hall Building is Grade II listed and the rear outshot that this application relates to is curtilage listed.

In order to enable the sub-division, it is proposed to create a ground floor wc by partitioning off the hall and to create a partition at first floor in order to create an ensuite bathroom. No external alterations are proposed, although the proposed toilet would be located adjacent an existing external door.

Main Issues

Core Policy G of the Local Development Plan 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, Listed Buildings, Historic Parks and Gardens or Scheduled Monuments and other sites of archaeological importance.

Development Policy 5 of the Local Development Plan 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.

The National Park's Building Conservation Team has been consulted on this application and has advised that as the cottages are specifically not of special interest and the works only relate to the insertion of stud partitions in spaces which are mostly already compromised by previous alterations. The only issue is that the amended details show a WC inserted against the side door onto the main road, and this door should be retained and simply fixed closed as it contributes to the character of the road-facing elevation.

In view of the above considerations, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

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.

