

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Rosedale East Side

Application No. NYM/2017/0702/FL

Proposal: Variation of condition 2 (material amendment) of planning approval NYM/2015/0226/FL to allow an increase in height of flue pipe (retrospective)

Location: The Old Chapel, Rosedale East

Decision Date: 06 December 2017

Consultations

Parish – No objection

Highways – No objection

Environmental Health Officer -

Natural England – No objection

Site Notice Expiry Date – 15 November 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME15	The development hereby permitted shall be commenced before the 16 June 2018												
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plans and Elevations</td><td>N/A</td><td>15 June 2015</td></tr><tr><td>Location Plan</td><td></td><td>28 September 2017</td></tr><tr><td>Elevations of Outbuilding</td><td></td><td>28 September 2017</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed Plans and Elevations	N/A	15 June 2015	Location Plan		28 September 2017	Elevations of Outbuilding		28 September 2017
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Proposed Plans and Elevations	N/A	15 June 2015												
Location Plan		28 September 2017												
Elevations of Outbuilding		28 September 2017												
3.	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.												

Signature:



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4.	MATS00	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 and colour 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.
5.	MATS00	Within six months of the date of this decision the flue pipe to the outbuilding shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	The applicant is advised that the property to which this application relates is currently restricted to hostel accommodation under reference NYM3/107/0029A/PA together with a chapel/meeting room at upper ground floor level. The applicant is reminded that any change to the nature of accommodation provided will require a further application for change of use.
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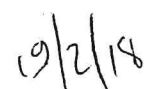
Reason for Condition(s)

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.	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.
4. & 5.	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.

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Background

Rosedale Ebenezer Methodist Chapel occupies isolated location to the north of the village of Rosedale Abbey and is situated on the south side of Daleside Road, between the terraced properties known as Hill Cottages and The Orange Tree, an established bed and breakfast and relaxation centre. The Chapel is an imposing stone building which appears as a single storey building facing the road with central porch, however, due to the steeply sloping site, it is arranged over two floors with the lower-ground floor being evident at the rear of the property. There is a car park immediately to the north-west of the property set at the lower ground floor level.

The property has recently changed hands and is now in the same ownership as the Orange Tree, next door. Prior to this the property was owned by Headlands School in Bridlington and was used for activity weeks/weekends by the together with the local Methodist Congregation for regular services and worship.

Planning permission was granted in June 2015 for the installation of replacement windows, the replacement of the cement render to the side elevation with coursed stone to match the host property together with internal refurbishment works in order to provide improved accommodation for group bookings. In addition planning permission was granted for the refurbishment of an existing outbuilding to accommodate a biomass boiler including the installation of a flue pipe. This application seeks to permission for a material amendment to the approved plans in order to retain the flue pipe which has been installed but at a greater height than originally approved. The flue pipe as installed protrudes some 2.8 metres above the ridge of the outbuilding whereas the approved plans showed the height at 0.9 metres. In support of the application, Duncan Renewables who supplied and fitted the flue, have commented as follows:

I must strongly advise against the reduction of the biomass flue by 1.9 metres. This is due to multiple reasons the first of which is Building Regulations Document J in relation to discharge of products of combustion. According to the drawing specification submitted on 25/09/17 showing the Flue Pipe to Outbuilding, the current flue height from the spigot of the boiler is approximately 4.5 metres high. This is the minimum satisfactory height that building control recommends to ensure sufficient draught to clear the products of combustion.

To reduce the flue would be in breach of building control and would also have an operational detriment on the biomass appliance with a reduced draught which would drop the boiler efficiency, increase internal combustion temperatures above factory recommended levels and impede the ability of the appliance to remove flue gasses from the room causing the potential for flue gasses to enter to plant room including carbon monoxide. A reduced flue height would also reduce the flue gas efflux velocity and consequently cause dispersion of particulates and NOx within the local area.

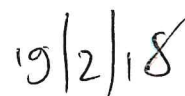
Main Issues

The principle of development has been established by the previous granting of planning permission which has been started. The only issue for consideration therefore is whether the height of the flue pipe as installed has an unacceptable impact on the character and appearance of the outbuilding and the wider landscape of the National Park.

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The relevant policies of the NYM Core Strategy and Development Policies Document are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Development Policy 3 (Design).

The flue as installed seems excessively tall and at present has a shiny finish which makes it all the more noticeable. However the outbuilding is set down from the road such that the flue would not dominate views from Daleside Road. Furthermore whilst Leylandii are not native species which complement the landscape of the Park, the existing Leylandii hedge does provide a backdrop to the flue which further reduces the visual impact of the flue. When viewed from across the valley the flue will be viewed against rising land which will also limit its prominence. However the current shiny finish does reflect the light and as such a condition requiring it to be painted matt black within 6 months is recommended to further minimise its landscape impact.

Furthermore given the additional information provided by the supplier of the flue, it would contravene Building Regulations if the height of the flue was to be reduced and would be detrimental to the operation of the biomass appliance.

In view of the above therefore it is considered that the retention of the flue at the increased height would not significantly harm the landscape of this part of the National Park and subject to a condition requiring the painting of the flue matt black, approval is recommended.

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.

Signature:



Date:

15/2/18