

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2017/0729/LB

Proposal: Listed Building consent for alterations to access arrangement, landscaping works and installation of door to office

Location: Thirley Cotes Farm
Waite Lane
Harwood Dale

Decision Date: 01 December 2017

Consultations

Parish -

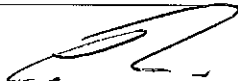
Advertisement Expiry Date – 23 November 2017

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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed landscape work</td><td>P1/R2</td><td>15 December 2017</td></tr><tr><td>Tree protection plan</td><td>ARB/AE/1671/TpP</td><td>31 October 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 landscape work	P1/R2	15 December 2017	Tree protection plan	ARB/AE/1671/TpP	31 October 2017
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Proposed landscape work	P1/R2	15 December 2017									
Tree protection plan	ARB/AE/1671/TpP	31 October 2017									
3.	MATS00	All new stonework used in the boundary wall hereby permitted shall match that of the existing boundary walls including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.									
4.	LNDS10	No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.									

Signature:



Date:

21/12/17

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Informative(s)

1.	MISC INF05 Development in Accordance with Planning Permission	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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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.	LNDS03	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Background

Thirley Cotes Farm is located within the area of Harwood Dale and comprises a substantial Georgian stone and slate farmhouse and extensive complex of traditional stone and pantile barns as well as a number of more modern Dutch barns. The house is a Grade II listed buildings and the stone barns comprise curtilage listed buildings.

Permission was granted in 2010 to convert the traditional outbuildings into 4 holiday letting units, comprising a single storey 2 bed unit, and 3 x 2 storey units, one of which would be one bed, one 2 bed and one larger 4 bed unit.

The development has been implemented and access to the site is from the existing access track and there is ample parking in the form of a gravelled area adjacent to the buildings.

In 2015, planning permission was granted to vary the conditions of the previous permission to enable the units to be sold off separately for either holiday cottage or local occupancy uses, with the ability for the properties to be sold off as leasehold units with the freehold being maintained by the applicant who will also act as the management company.

Signature: 	Date: 21/12/17
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The entire complex now has new owners, and this revised application seeks listed building consent some alterations to the external space around the buildings, comprising alterations to the access and car parking tot h farm and holiday cottages, the formation of a dry stone wall and hedge planting around the garden areas of the barn conversion, additional external areas of paving, additional landscaping and the addition of a timber clad refuse store. It is also proposed to add a glazed external door to the office part of the building and to site a hot tub adjacent to the main farm house.

Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

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.

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.

The proposed alterations have been amended in accordance with the views of the Building Conservation Team and are not considered to have a detrimental impact on the character of this listed group of Buildings.

Consequently, the proposal is considered to be in accordance with the above policies, and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including changes to boundary treatments and re-location of hot-tub, so as to deliver sustainable development.

Signature:



Date:

21/12/17

