

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2017/0838/FL

Proposal: erection of timber garage/store

**Location: The Old Stable Hall Farm
Hall Farm Road
Low Hawsker**

Decision Date: 16 February 2018

Consultations

Parish – No objections

Highways – No objections

Advertisement Expiry Date – 2 February 2018

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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="0"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site plan</td><td>D11282-01 Rev B</td><td>5 December 2017</td></tr><tr><td>Plans and elevations</td><td>D11282-02 Rev C</td><td>9 February 2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site plan	D11282-01 Rev B	5 December 2017	Plans and elevations	D11282-02 Rev C	9 February 2018
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Site plan	D11282-01 Rev B	5 December 2017									
Plans and elevations	D11282-02 Rev C	9 February 2018									
3.	RSUO04	The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.									
4.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.									

Signature:

Paul Fellowes

Date:

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5.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
6.	MATS26	The external elevations of the garage hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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.	RSUO4	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.
4.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5.	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.
6&7	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.

Background

The range of cottages at Hall Farm originally comprised a traditional farmhouse with attached and detached traditional outbuildings adjacent. The complex is located at the western end of the village of Stainsacre, adjacent to Hawsker Hall, a Grade II Listed building.

Signature: 	Date: 16/2/18
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Full planning permission was granted in 2006 to convert the traditional outbuildings into four units of accommodation.

This application relates to the converted unit at the southern side of the site. Permission is sought to construct an open fronted timber building with a pitched and gabled roof. The building would be clad in vertical timber boarding, with a dark grey profile sheet roof.

The building would be built into the slope of the land and would measure 6.8m wide x 6.3m deep with a height to the eaves of 2.2m and to the ridge of 4m. A simple lean-to wood store would be attached to the side of garage.

The garage would be sited within the existing parking area serving the dwelling and would measure 7.2m from the front wall of the dwelling and 1.5m from the boundary. There is an access lane between this boundary and the adjacent listed Hawsker Hall and this garage would measure approximately 6.5m from the boundary of that property. The adjacent hall is also on a higher ground level.

The boundary of the property is a low stone wall and hedged with tall evergreens of approximately 3m high.

In support of the application, the applicants architect has stated the following:

The following points relating to the views of the Listed building I feel are pertinent:-

- The view of the Listed Building from our clients property is already obscured by a retaining wall, boundary wall (above) and hedging/trees.
- The existing converted Farm Building range and Main Farm house prevent any view of the Listed Building from the West and North West
- The new structure will be below the hedge/tree line therefore not interfering with the view of the Listed Building.
- The open aspect of the listed Building is more from the South West and remains unaffected.
- The building design is of a rural lightweight appearance which is to be expected in such a location.

Main Issues

Development Policy 3 of the Local Development Plan 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.

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Development Policy 5 seeks to resist any development which would have an unacceptable impact on the setting of a Listed Building.

Development Policy 19 of the LDP states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

The proposal is considered to be in accordance with DP3 and DP19. The building is considered to be of an appropriate design to reflect the agricultural history of the site, being a simple timber open fronted building which would be likely to be found with a farm yard setting. Furthermore, it would be constructed of subservient materials to the main house and would not have an overbearing impact on it.

The Building Conservation Team have expressed concerns that the impact on the setting of the adjacent Listed Building would be a negative one due to the scale and design of the proposed garage. There is also concern that the proposed garage may harm open views of the principal elevation and it has been suggested that consideration could be given to a simple lean-to form of building at right angles to the converted range within the existing parking area.

The concerns of the Building Conservation Team have been taken into consideration; however, because of the lower land levels of the application site, in conjunction with the hedge boundary treatment and other secondary buildings in locality, it is not considered that this development would be out of keeping or to adversely affect the setting of the neighbouring Listed Building. It is not considered that a refusal could be upheld on these grounds. However, the scheme has been amended to amore traditional gabled building with a dark grey sheet roof, which is more appropriate in this farmyard setting.

In view of the above considerations, 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 the roof design and materials, so as to deliver sustainable development.

Signature: 	Date: 
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