

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2017/0872/FL

Proposal: erection of external staircase and replacement of section of existing timber parapet with glass balustrade

**Location: Dalby Forest Visitor Centre
Low Dalby Road Thornton le Dale**

Decision Date: 12 February 2018

Consultations

Parish – No objections

Natural England – No objections

Site Notice – 31 January 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	<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</td><td>NA</td><td>18 December 2017</td></tr><tr><td>Proposed Elevations</td><td>NA</td><td>18 December 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	NA	18 December 2017	Proposed Elevations	NA	18 December 2017
Document Description	Document No.	Date Received									
Proposed Plans	NA	18 December 2017									
Proposed Elevations	NA	18 December 2017									

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.

Signature:



Date:

12-02-18

Application Number: NYM/2017/0872/FL

Background

This application relates to Dalby Forest Visitor Centre which includes a café, shop and information centre and seeks planning permission for the erection of an external staircase and replacement of section of existing timber parapet with glass balustrade.

The agent cites that the Visitors Centre underwent a refurbishment in 2014 which included the relocation of the restaurant from the first floor to the ground floor in order to increase the number of customers and allow access to the children's play area. This left the first floor underused. This proposal includes the relink of the restaurant with the roof terrace through the installation of an external staircase which will allow visitors to gain access to the roof without having to travel through the building internally.

The west facing balustrade will be constructed of a galvanised frame clad in larch timber to match the existing building's cladding while the east facing balustrade will feature galvanised posts with toughened glass panels and a tactile timber handrail. The existing timber clad parapet on the northern side of the building is proposed to be replaced with a glass balustrade to allow visitors to enjoy views of the surrounding landscape.

Main Issues

The main planning policy relevant to this proposal is Development Policy 3 which 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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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.

The proposed development is believed to accord with the above policy as the external staircase is of an appropriate scale and will utilise materials that will complement the architectural style of the host building. A glass balustrade is proposed to be installed for safety purposes. In light of the above, planning 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: 12/02/18
--	----------------