

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (South) Parish: Harwood Dale	Application No. NYM/2018/0042/FL
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Proposal: Construction of replacement stable building with associated hardstanding

Location: Chapel Farm, Harwood Dale

Decision Date: 04 April 2018

Consultations

Parish – No objections.

Environmental Health Officer -

Environment Agency –

Natural England – No objections.

Forestry Commission – No comments.

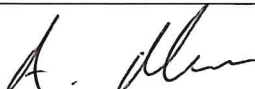
Historic England – No comments; defer to the Authority's specialist advisers.

Site Notice/Advertisement Expiry Date – 8 March 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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	RSUO16	There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Chapel Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4.	GASC00	No external lighting shall be installed in the development hereby permitted.

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5.	MATS00	No work shall commence on the construction of the gable wall of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6.	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNRSUO14	In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4.	RSNGACS00	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
5. & 6.	RSNMATS01	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.

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Background

Chapel Farm occupies an isolated position to the northwest of Harwood Dale and comprises the main farmhouse, a grade II listed building along with a range of traditional stone outbuildings which have been converted into additional/holiday accommodation, a detached stable block to the south and a large agricultural building in the field to the northwest.

Planning permission is sought to replace the existing stable block, which measures approx. 10 metres by 3.75 metres with a larger stable block of 18.3 metres by 3.95 metres in the same position. The stable block will be constructed in horizontal timber boarding, except for the north facing gable which will be in stone to enhance views from the main dwelling, under a clay pantile roof. An area of hardstanding is proposed immediately in front of the stable block.

Main Issues


The relevant policies of the Core Strategy and Development Policies Document are considered to be Core Policy A (Delivering National Park Purposes and Sustainable Development), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

Development Policy 19 advises that isolated stable buildings can have an adverse impact on the special character and appearance of the Park and therefore permission for new buildings associated with the keeping of horses will only be permitted where they are closely associated with the domestic curtilage.

The existing stable block, and proposed location of the replacement stable block, is positioned immediately to the south of the domestic curtilage and in glimpsed views from the road to the east, is seen as part of the complex of buildings at Chapel Farm. Certainly the existing stable block is not unduly prominent in the wider landscape given the local topography and wooded nature of the site and it is not considered that the proposed replacement structure, albeit larger, would have a detrimental effect on the special qualities of the National Park.

The Building Conservation Officer initially expressed concerns that this proposal for a much larger stable block would extend the functions and capacity of buildings on this site into the open countryside, away from the historic farm complex and as such would be incongruous in historical and landscape terms, detracting from the character of the landscape and the setting of the historic farm complex. However following for further site visit by officers it is considered that the existing location for the replacement stable block is the most appropriate in landscape terms and would not adversely affect the setting of the host listed building.


It is therefore considered that the proposal would not have an adverse impact on the setting of the host listed building or the landscape of this part of the Park in accordance with Development Policies 5 and 19 and as such approval is recommended.

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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.

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