



# The Planning Inspectorate

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The National Park Officer  
North Yorkshire Moors  
National Park Department  
The Old Vicarage  
Bondgate  
Helmsley  
York YO6 5BP

Your Ref: NYM4/ 027/0050J/PA  
Our Ref: APP/W9500/A/98/297922

Date: 18 September 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL BY MR D A AND MRS H E SANDERSON  
SITE AT OAKEN BARN, BELL HILL FARM, STAINTONDALE, SCARBOROUGH

I enclose a copy of our Inspector's decision letter.

Yours faithfully

*R S L*

pp MR T MATHER  
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NOTE: We generally keep appeal files for one year from the date of the Inspector's decision letter.

NYM N P A  
21 SEP 1998



# The Planning Inspectorate

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Mr D A and Mrs H E Sanderson  
Oaken Barn  
Bell Hill Farm  
Staintondale  
SCARBOROUGH  
North Yorkshire  
YO13 0EP

Your ref:

Our ref:

T/APP/W9500/A/98/297922/P4

Date:

18 SEP 1998

Dear Sir and Madam

## TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 & SCHEDULE 6 APPLICATION NO NYM4/027/0050J/PA

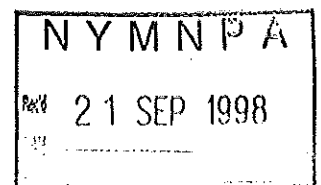
1. As you know, the Secretary of State for the Environment, Transport and the Regions has appointed me to determine your appeal. The appeal is against the decision of the North York Moors National Park Authority to refuse planning permission for an increase in the height of a section of a building to allow an additional floor level at Oaken Barn, Bell Hill Farm, Staintondale. I have considered all the written representations together with all other material submitted to me. I inspected the site on 15 September 1998.

2. The copy of your application to the Authority that has been submitted to me says that it was an outline application. On the other hand, the Authority's statement says full permission was sought. Given the details of the application, particularly the inclusion of elevations of what is proposed, I treat the case as one seeking full permission.

3. Bearing in mind the purposes of National Park designation, from the other representations made, and from my inspection of the building in question and its surroundings, I consider that the decision in this case turns on whether your project would harm the appearance of the Park.

4. The appeal section of the building is single-storey in height, and its present residential use results from the conversion of a redundant outbuilding permitted in 1988. It lies at the corner of an L-shaped group of attached buildings which in turn forms part of a larger complex of buildings around Bell Hill Farmhouse. That complex is set within open countryside. Within the L-shaped group, the appeal section is adjoined by a large, unused 2-storey barn to the south-east and by dwellings, single-storey adjoining and then 2-storey, to the south-west.

5. The Authority regard your proposed extension as a significant one, the scale and design of which would erode the building's simple character. They say it would be contrary to policy BC12 of the adopted North York Moors Local Plan which states that conversions of buildings outside villages should be of sufficient size to be converted without the need for extension, in order to retain such simple character. They argue, too, that it conflicts with Local Plan policy G2 by harming the natural and built environment of this part of the National Park.



6. I agree with the Authority to a degree. The appeal section of the building is indeed a simple one (which no doubt had a bearing on the 1988 permission), and the extension you propose would be clearly seen from the road which runs next to its north-eastern side. Nevertheless, your project maintains a reasonably simple form notwithstanding the additional windows that would be inserted. More important even than that to my mind is your emphasis on the resultant height of this section of the building corresponding with that of the adjoining barn to the south-east. I agree with you, therefore, that your project would not be out of scale. As I have indicated in para 4 above, the L-shaped group of attached buildings is of varying existing heights, and your project would not increase the magnitude of those variations. Although I accept that great weight should be given to conservation in development control decisions in National Parks, I come to the conclusion in this case that no demonstrable harm would arise from your project.

7. In view of the number of dwellings in the Park that have been created by conversions, I understand the Authority's concern about precedent. But proposals for other extensions of conversions will have to turn on *their* merits. My favourable opinion of *this* project does not mean that harmful extensions elsewhere in the Park should, or need to be, permitted.

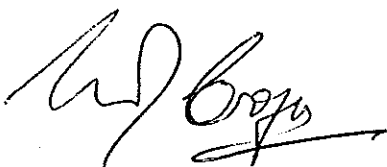
8. I have taken account of all the other matters raised. As you will see from para 9 below, I accept the thrust of the conditions that the Authority wish to see imposed in the event of permission being granted. None of the other matters is as important as those that have led to my decision.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby allow your appeal and grant planning permission for an increase in the height of a section of a building to allow an additional floor level at Oaken Barn, Bell Hill Farm, Staintondale in accordance with the terms of the application (no NYM4/027/0050J/PA) dated 15 November 1997 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission;
2. the stonework (including colour, texture and method of coursing and pointing) and roofing tiles to be used in the construction of the external surfaces of the extension hereby permitted shall match those in the adjoining sections of the existing building;
3. all window frames and glazing bars in the extension hereby permitted shall be constructed of timber and stained dark brown, and shall thereafter be so retained; and
4. the rainwater goods to be used in the extension hereby permitted shall be coloured black, and shall thereafter be so retained.

10. This letter only grants planning permission under section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Yours faithfully



M J Croft MA DipTP MRTPI MIMgt  
Inspector

NYM N P A	
Rec'd	21 SEP 1998
Asst	
Asst	