



The Planning Inspectorate

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Mrs Curtis
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Your Ref:

Our Ref:
APP/W9500/E/98/1012782

8 February 1999

Dear Madam

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEAL BY MR B DIXON
SITE AT LONG LEASE BARN, HAWSKER, WHITBY, NORTH YORKS.**

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

Yours faithfully

Mr T Mather

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NYM NPA	
Rec'd	- 9 FEB 1999
Act'd	
As'd	

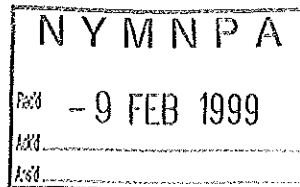


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Your reference

Our reference
T/APP/W9500/E/1012782/P2

Date 08 FEB 1999

Dear Sir

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990, SECTION 20
AND SCHEDULE 3
APPEAL BY: MR & MRS B DIXON
APPLICATION NO: NYM4/033/0198B/LB

1. I have been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal, against the decision of the North York Moors National Park Authority to refuse listed building consent for alterations including the reinstatement of an opening to form a window to a bathroom, erection of a stone surround to a gas flue, installation of 4 rooflights, provision of a gas flue to the north-west elevation of the wheelhouse and an electricity box to the north-west elevation at High Lease Barn, Hawsker. I have considered all the written representations made by you and the Local Planning Authority and I inspected the site on 25 January 1999.

2. High Lease Barn is a Grade II listed building, comprising a stone barn and hexagonal wheelhouse, which is currently being converted into a dwelling following the grant of planning permission and listed building consent in September 1996. The application which is the subject of this appeal was made in order to obtain approval for extra works, some of which had been implemented, which were not included in the original consent. The Local Planning Authority instigated enforcement action in respect of certain unauthorised works, including some of the items included in the current application. It was explained in the representations and confirmed at the site inspection that agreement has been reached in respect of all the items for which consent was sought, as described in paragraph 1, except for the 4 rooflights. These have been installed and the Appellants wish to retain them. I shall therefore determine the appeal on this basis.

3. From the written representations and my site inspection, and in the light of relevant policy guidance, I consider the main issues in determining the appeal are the likely effects of retaining the rooflights on the special architectural or historic interest of the listed building and on the character of this part of the National Park.

4. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in assessing proposals affecting a listed building, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. PPG15 sets out national planning guidance in respect of planning and the historic environment and advises in Appendix C paragraph C.35 that new rooflights, preferably

in flush fittings, may be acceptable in historic buildings, but not on prominent roof slopes. The statutory requirements and national guidance regarding works affecting historic buildings are reflected in relevant provisions of the development plan for the area, which aim to safeguard the cultural heritage and special features of the National Park, in particular North Yorkshire County Structure Plan Policy E1 and North York Moors Local Plan Policies BC7 and BC12.

5. High Lease Barn is a modest but important building and I consider it fully warrants the efforts that are being made by the Local Planning Authority to ensure its fabric and character are retained as much as possible whilst the building is being brought into effective use as a dwelling. The simple pitched roof is a significant external feature of the barn. As the Local Planning Authority have pointed out, rooflights of the sort installed here are not a characteristic of barns. The rooflights are of a significant size and, in my opinion, they are very noticeable in outside views. I consider they are harmful to the character of the building and seriously detract from the potential success of the approved conversion scheme.

6. The harmful effect to the front of the barn is especially obvious in views from the A171 Whitby to Scarborough Road and I consider that retention of the rooflights would be damaging both to the special architectural and historic interest of the building and to the qualities of the National Park. Approval would be contrary to the aims of national policy and the development plan to safeguard listed buildings and the heritage of the National Park and my conclusion is that retention would not be acceptable. My objections could not be overcome by any conditions that might reasonably be attached to any approval. I also consider that an approval on appeal in this instance could increase pressure on the Local Planning Authority to approve further similar works in situations that might otherwise have been regarded as inappropriate, with increased harmful consequences for historic buildings and important features of the National Park, and this adds weight to my conclusion.

7. I can see that the roof lights would be beneficial from the point of view of internal lighting and ventilation to the stairs, landing and upper store room, but I consider this would not justify the harm to the character of the building. I note your suggestion that the Appellants might consider replacing the rooflights with "glass pantiles" which you say are a feature of agricultural buildings in the area. It may be that the Local Planning Authority would be prepared to consider such a proposal, but it would not be appropriate nor necessary helpful to you for me to express a view about this. I have taken into account all the other matters raised in support of the appeal but these do not outweigh the considerations leading to my conclusion.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

K. Barton

K BARTON BArch DipTP ARIBA MRTPI
Inspector

