



# 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: NYM4/033/0204A/LB 22  
Our Ref: APP/W9500/E/97/813675

Date: 24 October 1997

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Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL BY J B & K B MCNEIL  
LAND AT LONG LEASE FARM, HAWSKER

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

Yours faithfully

MRS C A LEE  
Planning Appeals Administration  
212A

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<b>NYMNP</b>
Rec'd 27 OCT 1997
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Ans'd _____



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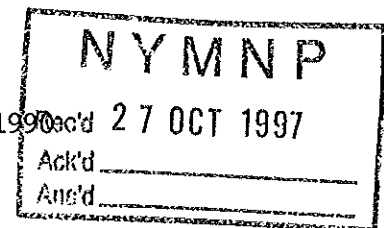
Your reference:  
BGS

Our reference:  
T/APP/W9500/E/97/813675/P8

Date: 24 OCT 1997

Dear Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
SECTION 20 AND SCHEDULE 3  
APPEAL BY J B AND K B McNEIL  
APPLICATION NO: NYM4/033/0204A/LB



1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the North York Moors National Park Authority to refuse listed building consent for works described in the Authority's decision notice and in your appeal form as external and internal alterations including re-roofing, installation of Velux rooflights, erection of stone wall, demolition of outside toilet and rebuilding, new partitions and openings - all at Long Lease Farm, Hawsker, Whitby, North Yorkshire. I have considered the written representations made by you and by the Council and also those made by the Parish Council and interested persons including those made directly to the Council and forwarded to me. I inspected the site on 15 October 1997.

2. You consider the principal building at the appeal site is almost certainly of 17th century origins. It is listed as a longhouse which was raised in part, and extended, in the late 18th century. There were many further alterations before your clients acquired the property last year, when it was apparently unoccupied and in disrepair and when it certainly lacked many facilities now fundamental to residential use. In dealing with the appeal section 16 of the above Act requires me to have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses. From my inspection of the site and its surroundings, and from the representations made, I am of the opinion that these are the factors on which this case turns. The local planning authority are subject to the same duty, which is reflected in their North York Moors Local Plan at policy BC7 which aims to prevent changes to listed buildings which would harm their character and fabric. The policy emphasises the desirability of repair and careful adaptation, using sympathetic design details, traditional materials and good proportions. This approach accords closely with national policy set out in Planning Policy Guidance note 15 (PPG15).

3. Having acquired the property your clients put works in hand at once, and I am given details of their sporadic contacts with the authority between August 1996 and January 1997 when the application for listed building consent

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was submitted. You have confirmed that the works intended - and indeed undertaken - go beyond those described in that application. In the circumstances I shall deal with the appeal as one relating to the works described in paragraph 1, as the planning authority have done in their representations. To the extent that these works have been carried out I am treating the appeal as though relating to an application under section 8(3) of the above Act for their retention.

4. I consider that the re-roofing and chimney works should be welcomed. You say they and the rest of the scheme have saved the building from dereliction and that it will be greatly improved, and its character enhanced, when all the works are complete. Thus in your opinion the project accords with policy BC7. In any event you also believe that many of its component elements, for instance replacing stone flagged and timber floors with concrete, do not require consent. That seems to me a mistaken view, for I consider those alterations have harmed the building's character as one of special architectural or historic interest, and that most if not all of the other works the subject of this appeal affect it in some way.

5. Having studied the list description and the illustrated sale particulars from last year which have been provided to me I accept that the "as existing" drawing forming part of the application cannot be relied on. This and the small scale and absence of detail on the proposals drawing makes it difficult to judge the merits of all the works involved. However I am in no doubt that the four dormers now in place have detracted from the character of the building. All are of the same design, which you argue is beneficial since it unifies the southern elevation of the building. My own view is that the dormer of contrasting design formerly on the extension was of special interest as an indicator of the building's evolution, and that its loss has been harmful. The extra dormer on the raised part of the house is, the authority think, probably at a point where there was one before and I see no objection in principle to its presence.

6. The windows in the dormers are a frankly modern product, timber sashes hung on spiral balances with one double glazed pane in each sash, fixed with beads. There is a trickle vent fitting in the head of each top sash. Their character and scale to my eye are not in harmony with the age of this building and I conclude that consent for them should not be granted. The other front windows are of little or no architectural interest and in very poor physical condition: I see no objection to their replacement nor to the additional window proposed in the rear wall subject to joinery profiles being agreed. The rooflights too might be acceptable, if there were full details of what is intended.

7. I turn next to the internal changes involved, which can only be described as very extensive. The Council for British Archaeology regard them as appearing to stem from an attempt to impose a modern disposition of space upon a vernacular house. PPG15 advises that interior plans of interest should be respected and left unaltered as far as possible and I am in no doubt that the appeal property had such a plan when acquired by your clients. At that time the extension, which is at the high end of the house, had last been used as what must have been a very basic dwelling with a single ground floor room and a straight flight stair rising to a first floor described in the sale particulars as partitioned to form one large and one small bedroom. The description of the rest of the first floor suggests three bedrooms entered off a landing where there was cupboard space. On the ground floor a

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particularly interesting feature is the cross-passage separating the high end from the low end of the building. The former kitchen/living room was entered through what the list description notes as a heck, though its historic interest is the subject of dispute. In any event only an outline on the floor now remains.

8. The appeal proposals include removal of all trace of this entrance, and would cut the cross-passage off from the house. This exclusion would be emphasised by the new external wall proposed and would detract significantly from the building's special interest. So too in my judgement does the comprehensive re-ordering of the hall area dictated by the form of the new staircase which has been inserted. PPG15 advises that the removal or alteration of any historic staircase is not normally acceptable, advice clearly relevant to the boxed winder staircase with its plank door removed from this area. Having seen its remains in one of the farm buildings I could see that as you say it had been repaired over the years but you confirm it was capable of use when still in place and I can find no justification for its removal instead of its further repair as encouraged by policy BC7.

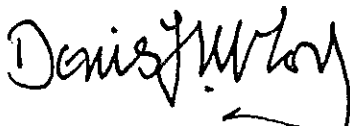
9. The new stair and the wish to connect or reconnect the first floor of the extension to that of the rest of the house has generated radical change of plan at that level, with the formation of a wide landing from the top of the staircase to the doorway to the extension. This and the stud partitions introduced to form bath and shower rooms in my judgement creates a wholly modern first floor plan quite out of character with the building's vernacular origins. I appreciate that there must be some greater subdivision of space than before, not least to allow modern sanitary facilities to replace the wholly uninteresting external toilet, but I find the arrangements in the scheme before me unacceptable.

10. PPG15 advises that applicants for listed building consent must be able to justify their proposals and show why works which would affect the character of the building are desirable or necessary. As explained above there are many elements of the works the subject of this appeal which in my opinion are neither. Others lack the necessary detail to enable their impact on the special interest of the building to be properly assessed. The appeal scheme is a comprehensive inter-related package of largely harmful changes: in my judgement it has to be dealt with as a whole and to the limited extent that I judge some of the works acceptable it does not seem appropriate to grant consent for them in isolation.

11. I have considered all the other matters raised in the representations including the fact that the project is one way of creating a modern and comfortable dwelling but find them of insufficient weight to alter my decision.

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

Yours faithfully



Denis F McCoy ARIBA FRPI DipArch(Oxford) FRIAI  
Inspector

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