

**Item Number:** 14  
**Application No:** 19/00628/LBC  
**Parish:** Stonegrave Parish Meeting  
**Appn. Type:** Listed Building Consent  
**Applicant:** Mr & Mrs A Newbould  
**Proposal:** Change of use, conversion, alterations and extensions to domestic outbuildings to form 4no. holiday lets with associated parking and landscaping  
**Location:** Stonegrave House Main Street Stonegrave Helmsley YO62 4LJ  
**Registration Date:** 4 June 2019  
**8/13 Wk Expiry Date:** 30 July 2019  
**Overall Expiry Date:** 3 July 2019  
**Case Officer:** Niamh Bonner Ext 43325

#### CONSULTATIONS:

<b>Building Conservation Officer</b>	No objection
<b>Stonegrave Parish Meeting</b>	No response
<b>Neighbour responses:</b>	Mrs Nicola Macauley, Mr Blenkin

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#### SITE:

The application site relates to Stonegrave House, a Grade II Listed dwelling with associated Grade II Listed stone built outbuildings to the west and open paddocks to the south of the site, including a manege. This site is located to the south of the B1257.

The dwelling and the majority of outbuildings fall within the village development limits and the entire site falls within the Howardian Hills Area of Outstanding Natural Beauty. A section of the site entrance falls within a visually important undeveloped area and a public right of way runs from east to west at this point.

#### PROPOSAL:

This application seeks listed building consent for the physical alterations and extensions to facilitate the change of use of domestic outbuildings to form 4no. holiday lets.

#### HISTORY:

The following planning history is considered to be most relevant:

00/00352/FUL: Change of use of outbuilding to form residential annex  
00/00353/LBC: Internal and external alterations to outbuilding to form residential annex  
01/00355/FUL: Erection of stables  
01/00618/FUL: Formation of manege

This application should be read in conjunction with the pending application:

19/00627/FUL: Change of use, conversion, alterations and extensions to domestic outbuildings to form 4no. holiday lets with associated parking and landscaping and the construction of equestrian facilities comprising storage barn, stables and all-weather horse walker. Pending consideration.

## **POLICIES**

Local Plan Strategy - Policy SP12 Heritage  
National Planning Policy Framework  
National Planning Practice Guidance  
The Planning (Listed Building and Conservation Areas) Act 1990

## **REPRESENTATIONS:**

A letter of objection was received from the occupier of Church Farm to the west in relation to the associated full application. This is summarised within the Committee Report for that proposal. Whilst that response was not specifically forwarded in relation to this Listed Building Consent application, it did raise concerns over the suitability of proposals noting: *“Stonegrave house is a distinguished Grade II Listed building the former home of Sir Herbert Read. I regard the proposed holiday cottages and equestrian development as an inappropriate commercial additional to the quiet, rural/residential nature of this part of Ryedale, itself within the Howardian Hills AONB.”*

A further response was received on behalf of this neighbouring resident. This referenced both the full application and listed building consent applications however no specific concerns were raised in relation to the proposed alterations to the listed outbuildings.

## **APPRAISAL:**

The Planning (Listed Building and Conservation Areas) Act 1990 requires the Local Planning Authority to give special regard to the desirability of preserving the Listed Building or its setting or any features that it possesses.

The Committee Report associated with 19/00627/FUL includes a full assessment on all aspects of this development including the setting of surrounding listed buildings. This current Listed Building Consent application relates solely to consideration of the impact of the alterations upon the significance on the listed building in terms of its historical and architectural fabric. It is therefore not considered the points raised by the neighbour are relevant in the determination of this proposal, but have been fully considered within the associated full report.

The proposed alterations to the listed outbuildings to form holiday accommodation (Units 1-3) were detailed fully in the associated report 19/00627/FUL, together with a review of the Heritage Assessment prepared on behalf of the applicants by ELG Planning. Members are referred to this report.

The Conservation Officer who also visited during the preapplication process confirmed *“I have read the submitted Heritage Statement and concur with its details and findings. I have no objection to the principle of the proposal. I note that there is reference in the Design and Access Statement relating to the poor condition of the diamond pane leaded window which we sought to be retained as part of pre-application discussions. To my knowledge no information regarding the condition of the window has been submitted with the application and I would urge that was either added as a planning condition or addressed as part of this application.”*

The agent confirmed in an email dated 24th July 2019 that *“The heavily leaded window will be retained and repaired.”* This will be subject to a condition to prevent its removal unless otherwise agreed in writing with the Local Planning Authority.

Other recommended conditions as part of the full application (insofar as they are relevant to the listed building consent application) will also be attached to this proposal if permission is granted. These include details of new external joinery, ventilation and extraction, the use of black anodised flues, samples of materials and further details of roof repairs if necessary.

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within the National Planning Policy Framework, with particular focus on Section 12 regarding Conserving and Enhancing the Historic Environment and Policy SP12 (Heritage) of the Ryedale Plan - Local Plan

Strategy. It is therefore recommended that listed building consent should be granted.

**RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2            The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan (Drawing no. RYDC/5125/06)  
Plans and Elevations As Proposed (Units 1, 2 and 3) (Drawing no. RYDC/5125/02 Rev D)  
Proposed Site Plan and Section (Drawing no. RYDC/5125/05 Rev B)  
Plans and Elevations as Existing and Proposed (Unit 4) (Drawing no. RYDC/5125/07)

Reason: For the avoidance of doubt and in the interests of proper planning.

3            Notwithstanding the submitted details, prior to their installation, details of all new/replacement windows, doors and roof lights within the Units 1-3 of the holiday accommodation hereby approved, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority. These shall be shown on a 1:10 scale drawing.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

4            Notwithstanding the submitted details, prior to the commencement of the conversion of the outbuildings for holiday accommodation, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the proposed holiday Units 1 - 3 the subject of this consent shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 of the Ryedale Plan - Local Plan Strategy and the NPPF.

5            Notwithstanding the submitted details, all new flues for use within the holiday accommodation Units 1 - 3 hereby approved, shall be completed in an anodised black finish.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 of the Ryedale Plan - Local Plan Strategy and the NPPF.

6            In line with best practice building conservation principles, localised structural repairs to the existing roof structure of the listed outbuildings within which holiday accommodation is hereby approved should be undertaken where possible, with replacement works only undertaken where found to be structurally necessary. Traditional repairs should be undertaken where possible, eg splicing and laying new timber alongside old, including any salvageable original timbers.

Unless otherwise agreed in writing, prior to undertaking any replacement of timbers within the outbuildings hereby approved for conversion, details of the sections to be replaced should be submitted for the prior written approval of the Local Planning Authority.

Reason: To preserve the historic fabric of the listed building and to satisfy the requirements of Policies SP12 of the Ryedale Plan - Local Plan Strategy and the NPPF.

7 Unless otherwise agreed in writing the diamond pane leaded window on the southern elevation of the outbuilding at first floor level shall be retained and repaired. This shall not be removed without the prior written approval of the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 of the Ryedale Plan - Local Plan Strategy and the NPPF.

8 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any new mechanical extraction or ventilation for use within the listed outbuildings within which holiday accommodation is hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 of the Ryedale Plan - Local Plan Strategy and the NPPF.