

Design Guide – updates

Part 4: The Re-use of Traditional Rural Buildings

Page No	Old text	New text	Reason
3	Core Strategy and Development Policies Document (2008)	Amend to: North York Moors Local Plan (2016-2035)	To reflect policy change
4	National Planning Policy, amend in full	<p><u>The Governments National Planning Policy Framework (NPPF, 2018) states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.</u></p> <p><u>Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting and maintain a sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.</u></p> <p><u>The Framework acknowledges that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.</u></p>	To reflect policy change
4	Regional Spatial Strategy	Delete in section in full, delete footnote and remove picture in side column.	Strategy revoked
4	North York Moors National Park Management Plan	Delete footnote as Plan has been revised and adopted	General update
4-6	Local Development Framework: Core Strategy and Development Policies Development Plan Document (2008)	<p>Amend to</p> <p><u>North York Moors Local Plan (2016-2035)</u></p> <p><u>The Local Plan sets out the planning policies against which proposals for new development within the National Park are assessed. The information and guidance contained in Part 4 of the Design Guide provides further detail and advice to support Policy CO12 and CO13 (see below), which relate to planning applications for the conversion of buildings which are of architectural or historic importance within the Park – both inside settlements and those in the open countryside.</u></p> <p><u>Add Policy CO12 in full</u></p>	To reflect policy change

		<p><u>Add Policy CO13 in full</u></p> <p><u>Update picture in side column</u></p> <p><u>Policies CO12 and CO13 set out the criteria against which proposals for conversion will be assessed. Uses for retail, employment education or training uses as well as holiday cottage, tourism or housing are all supported where the relevant criteria are satisfied. In certain cases the Authority will impose planning conditions or secure legal agreements to control the occupancy and sale of converted units.</u></p> <p><u>Other Policies relevant to this SPD include:</u></p> <p><u>Local Plan:</u></p> <ul style="list-style-type: none"> • <u>SPA (Achieving National Park Purposes and Sustainable Development)</u> • <u>SPG (Landscape)</u> • <u>SPI (The Historic Environment)</u> • <u>SPM (Housing)</u> • <u>ENV8 (Renewable Energy)</u> • <u>ENV11 (Built Heritage)</u> • <u>BL1 (Employment and Training Development)</u> • <u>BL3 (Rural Diversification)</u> • <u>CO10 (Housing in Open Countryside)</u> <p><u>Helmsley Plan:</u></p> <ul style="list-style-type: none"> • <u>Policy H8 (Important Open Views and Spaces)</u> • <u>Policy H9 (Design)</u> <p><u>Whitby Business Park Area Action Plan:</u></p> <ul style="list-style-type: none"> • <u>Policy 5 (Design and Appearance)</u> • <u>Accompanying Design Brief</u> <p><u>Minerals and Waste Joint Plan</u></p> <ul style="list-style-type: none"> • <u>Policy D11 (Sustainable design, construction and operation of development)</u> 	
6	Footnotes	<p><u>Add footnote for Policy ENV8 above</u></p> <p><u>Policy ENV8 requires residential proposals of 5 units or more, and other uses of 200sq.m or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions. Applicants should refer to the NYMNPA Renewable Energy SPD for further advice.</u></p>	To reflect policy change

		Add footnote to Policy SPM above <u>Policy SPM outlines the new uses which will be considered acceptable for the conversion of buildings which are of architectural or historic importance both within settlements and the open countryside together with the relevant restrictions that are likely to apply.</u>	
7	2.1 Historical Background	Amend first paragraph <u>Traditional buildings make an important contribution to the quality and character of the rural landscape of the National Park as well as its settlements and are an essential, if undervalued contributor to the local identity, distinctiveness and beauty of the North York Moors. They reflect the different...</u>	General update
7	Footnote 5	Amend <u>'Traditional' is a term often used to describe buildings which pre-date 1940, after which modern building materials and developments in technology and planning marked a sharp divide with previous practice. Historic England provides a series of guidance documents relating to the reuse of farm buildings, further details can be found in Appendix B.</u>	General update
7	Footnote 6	Amend <u>NYMNP Landscape Character Assessment (White Young Green Environmental, 2003) as amended in 2018 and now called the Landscape Assessment.</u>	General update
8	Understanding Setting and Character	Amend 3 rd paragraph The National Planning Policy (MHCLG, 2018)... Remove brackets to {in which a heritage asset is experienced}...	To reflect policy change
10	Footnote 8	Delete	To reflect policy change
14	Core Strategy and Development Policies Document	<u>North York Moors Local Plan</u>	To reflect policy change
15	2.5 Subdivision	Add paragraph at end of section <u>In cases where subdivision of the building is accepted, the Authority will seek to resist the physical subdivision of its curtilage into small garden or yard areas in order to maintain the historic relationship between the building and its wider setting. This is particularly important where there is a group of buildings located around a courtyard for instance, as the erection of fences or walls within the courtyard area will harm their historic relationship with one another, or where a building faces out directly</u>	Updated advice

		onto fields the creation of a large garden area will have a harmful impact on its pastoral setting and its relationship with the surrounding landscape. This approach also applies to the historic relationship between farm buildings and the principal farmhouse and it is important that visually the farmstead appears as a single unit.	
32	Footnote 11	Amend date to Renewable Energy Supplementary Planning Document (2018)	General update
36	4.5 Permitted Development Rights	Amend to read: Permitted development rights are provided by the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO)....	Legislative update
37	English Heritage	Historic England	General update
39	English Heritage	Historic England	General update
39	Wildlife and Habitats	Improve text and include Barn Owls	
40	NPPF	Update to align with 2018 NPPF	
42-47	Appendix A	Add in full: <ul style="list-style-type: none"> • SPA (Achieving National Park Purposes and Sustainable Development) • SPG (Landscape) • SPI (The Historic Environment) • SPM (Housing) • ENV8 (Renewable Energy) • ENV11 (Built Heritage) • BL1 (Employment and Training Development) • BL3 (Rural Diversification) • CO10 (Housing in Open Countryside) 	To reflect policy change
48	Appendix B	Update details: North York Moors National Park Authority Tel: 01439 772 700 Email: planning@northyorkmoors.org.uk conservation@northyorkmoors.org.uk buildings@northyorkmoors.org.uk policy@northyorkmoors.org.uk	General update
48	Council for British Archaeology – update details	Council for British Archaeology Beatrice de Cardi House, 66 Bootham, York, YO30 7BZ Email - info@archaeologyuk.org	General update
49	Redcar & Cleveland Borough Council Building Control Section	Amend email address - BuildingControl@redcar-cleveland.gov.uk Amend phone number - 01642 774774 www.redcar-cleveland.gov.uk	General update
49	Other Building Control Related websites	Update addresses:	General update

		www.builtforlifehomes.org https://bregroup.com	
49	Useful Publications	Update website www.gov.uk/government/collections/approved-documents	General update
50	Society for the Protection of Ancient Buildings – Useful Publications	Delete and replace with: <ul style="list-style-type: none"> • Repair of Ancient Buildings (4th Edition) • Old House Handbook • Old House Eco Handbook • Lime in Building: A Practical Guide • Timber Decay: A Practical Guide • A Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money, published 2002 with the IHBC • A series of technical pamphlets can also be found on the SPAB website 	General update
51	Landscape Institute – update details	Landscape Institute 107 Grays Inn Road, London , WC1X 8TZ Tel: 020 7685 2640 Email - contact@landscapeinstitute.org Update Publication <ul style="list-style-type: none"> • Guidelines for Landscape and Visual Impact Assessment (GLVIA3), published in collaboration with IEMA (April 2013) 	General update
51	English Heritage	Historic England Useful Publications <ul style="list-style-type: none"> • National Farmstead Assessment (2015) • The Adaptive Reuse of Traditional Farm Buildings (2017) • Adapting Traditional Farm Buildings (2017) • The Maintenance and Repair of Traditional Farm Buildings (2017) • Historic Farmsteads: Preliminary Character Statement – Yorkshire and the Humber Region (2006) (3 Parts) 	General update
52	Amend Natural England address and details.	Natural England Foss House, Kings Pool, 1-2 Peasholme Green, York, YO1 7PX Tel: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.gov.uk/natural-england	General update

52	Amend details	Bat Conservation Trust, 5th floor, Quadrant House, 250 Kennington Lane, London SE11 5RD Bat Helpline 0345 1300 228	General update
52	Add:	The Barn Owl Trust, Waterleat, Ashburton, Devon TQ13 7HU 01364 653026 info@barnowltrust.org.uk Useful Publications: <ul style="list-style-type: none"> Barn Owls and Rural Planning Applications - a Guide (2015) 	General update
53	Department for Communities and Local Government	Ministry for Housing, Communities and Local Government www.gov.uk/mhclg Useful Publications <ul style="list-style-type: none"> National Planning Policy Framework (2018) Available at: www.gov.uk/mhclg	General update
53	Code for Sustainable Homes	Delete	Document withdrawn
53	www.est.org.uk	www.energysavingtrust.org.uk/	General update
53	Environment Agency	www.gov.uk/government/organisations/environment-agency	General update
53	www.ciria.org/suds	www.susdrain.org	General update
53	www.yorkshire-wildlife-trust.org.uk	www.ywt.org.uk	General update
	www.wildlifetrust.org.uk/teesvalley	www.teeswildlife.org	General update
	Biodiversity Information	The UK Post-2010 Biodiversity Framework http://jncc.defra.gov.uk/page-6189	General update