



Appeal Decision

Site visit made on 16 December 2024

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 January 2025

Appeal Ref: APP/U2750/W/24/3344271

Hood House, Road from Hood Beck to Osgoodby, Osgoodby YO7 2AW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr J and Mrs M Welford-Carroll against North Yorkshire Council.
 - The application Ref is ZB24/00142/FUL.
 - The development proposed is two-storey extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a two-storey extension at Hood House, Osgoodby in accordance with the terms of the application, Ref ZB24/00142/FUL, and the plans submitted with it, subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with drawing nos. 215-01 rev. D, 215-10 rev. B and 215-11 rev. B.
3. All new stonework shall be natural reclaimed local stone and shall be laid, coursed and pointed to match the existing stonework of the dwelling.

Reasons

2. Hood House is a two-storey dwelling that is part of a range of converted buildings that was originally associated with Osgoodby Hall, a Grade II* listed building, which is situated to the south. The range of one and two storey buildings is constructed in stone and brick under slate and pantile roofs. East of the range is a former cart lodge now converted to be an annex to Hood House, and east of Osgoodby Hall is a former outbuilding now converted to a dwelling, Bell Cottage. The annex building and Bell Cottage are Grade II listed buildings. To the west of Osgoodby Hall are a wall and gate piers that are Grade II* listed structures.

3. The main issue is the effect of the extension on the character of the range of converted buildings and on the setting and significance of nearby listed buildings.

4. The proposed two storey extension would be attached to the north elevation of Hood House at the north-east corner of the range. It would be about 7.4 metres in width and 5.4 metres deep, it would be constructed in matching materials, and its eaves and ridge heights would be the same as the existing dwelling. A new front door with full height side lights would not be "...overly domestic in character...". The extension would be a sympathetic addition to Hood House and it would be a small extension of the substantial range of buildings. The extension

would not be an incongruous and dominant feature, would not detract from the courtyard range of buildings, and would not erode its character.

5. The historic relationship between the range of buildings, the annex, Bell Cottage and Osgoodby Hall is self-evident. Originally there was access between the Hall and the other buildings but access has been blocked by the erection of a high wall between the south-east corner of the range and the north-west corner of Bell Cottage. There is now a high degree of visual separation between development to the north and south of this high wall. From the north only the upper parts of Bell Cottage and the Hall are visible and experienced. Furthermore, the proposed modest extension would be attached to the north elevation of the range of buildings. The extension would not intrude into the setting of the listed buildings and would not undermine their significance.

6. The extension would not detract from the courtyard range of buildings and would not erode its character, and would not intrude into the setting of the listed buildings or undermine their significance. The proposed development does not conflict with policies S1, S7 and E5 of the Hambleton Local Plan or with principles set out in the National Planning Policy Framework 2024.

Conditions

7. The Council has suggested three conditions in addition to the standard time limit condition. A condition requiring the development to be carried out in accordance with application drawings is necessary for the avoidance of doubt, and a condition requiring the extension to be constructed using local stone is in the interests of preserving the setting of nearby listed buildings. A condition relating to materials being those detailed on the application form is unnecessary because the form is expressly referred to in the planning permission.

Conclusion

8. The proposed two-storey extension would not detract from the courtyard range of buildings and would not erode its character, would not intrude into the setting of the listed buildings or undermine their significance, and complies with the Development Plan. Planning permission has thus been granted for a two-storey extension at Hood House, Osgoodby subject to conditions.

John Braithwaite

Inspector