



Appeal Decision

Site visit made on 11 November 2025

by **F P Tinsley MA (Hons) MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19th January 2026

Appeal Ref: APP/W9500/W/25/3371722

Beacon Farm, Beacon Brow Road, Scalby, Scarborough, YO13 0RB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Mr P Cass against the decision of the North York Moors National Park Authority.
- The application Ref is NYM/2025/0379.
- The application sought planning permission for conversion of farm building to two holiday cottages and one residential annexe with associated parking and landscaping works without complying with condition attached to planning permission Ref NYM/2022/0476, dated 9 February 2024.
- The conditions in dispute are Nos 2 and 9 which state that:
Condition No 2: The development hereby permitted shall be carried out in accordance with the following approved plans (Location Plan D12243-01 A 20 June 2022; Block Plan D12243-02 C 8 March 2023; Proposed Plan D12243-04 D 8 March 2023; Proposed Elevations D12243-05 C 8 March 2023).
Condition No 9: All new external doors, door frames, window frames and glazing bars shall be of timber construction and no other materials shall be used.
- The reasons given for the conditions are:
Condition 2: For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
Condition 9: For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is whether the disputed conditions are necessary having regard to the character and appearance of the appeal site, and its location within the North York Moors National Park (NYMNP).

Reasons

3. The appeal site comprises a large barn within a complex of farm buildings. Planning permission was granted in February 2024 for its conversion into a two-bedroom residential annexe and two short-term holiday letting units. The barn is a traditional stone-built structure with a pantile roof and functional detailing, including the positioning of openings. It is characteristic of traditional agricultural buildings in

the area and makes a positive contribution to the character and appearance of the farm complex and wider context highlighting permanence and longevity of agricultural activity in the landscape.

4. Although the appeal building is subservient to the main farmhouse, it occupies a prominent position within the farm complex, partially enclosing the farmyard to the front of the principal dwelling alongside other agricultural buildings. While views of the appeal site from nearby areas are limited, the farm complex is visible from a distance, it being slightly elevated on the dale side. There is no consistent approach to fenestration across the complex; notably, the main farmhouse features uPVC windows and doors. The existing fenestration on the barn is in poor condition.
5. The proposed variation of conditions would allow the installation of uPVC windows in place of timber windows, as was referenced on the approved drawings and stipulated in Condition 9. uPVC has a degree of durability and reduced maintenance, particularly given the site's proximity to the sea, where salt exposure may well shorten the lifespan of timber windows. Further advantages include improved energy efficiency and sustainability as well as personal benefits that this would provide to the appellant.
6. The proposed windows bear some resemblance to timber windows. Even so, they would be noticeably different due to the massing of the uPVC elements compared to the glazed areas. I reach a similar conclusion regarding the other affected elements of the proposal, such as the doors and the vertical covers of openings that are to be closed under the permitted scheme. There would remain a discernible difference from timber, meaning they would appear out of place. The use of traditional materials is fundamental to achieving a sensitive scheme and conserving the character and appearance of the existing buildings.
7. The North York Moors National Park Authority Local Plan (2020) (the Local Plan) includes Policy C2, which requires all proposals to maintain and enhance the distinctive character of the National Park. Policy CO12 requires a high standard of design and detailing, that reflects the form and character of the building, and compliance with its Design Guide Part 4: The Re-use of Traditional Rural Buildings Supplementary Planning Document (SPD), which prohibits the use of uPVC window frames.
8. For the reasons given above, I conclude that the proposed development would fail to comply with the design guidance provided in the SPD and the disputed conditions are necessary having regard to the character and appearance of the appeal site, and its location within the North York Moors National Park. It would therefore conflict with the requirements of Local Plan Policy C2 and Policy CO12.

Conclusion

9. The appeal proposal is in conflict with the development plan as a whole. I have considered the benefits of the proposal, but they do not carry sufficient weight to overcome the harm identified. As such, the material considerations do not indicate that the appeal should be decided other than in accordance with the Development Plan. Therefore, the appeal is dismissed.

F P Tinsley
INSPECTOR