

**10. FULL APPLICATION – PROPOSED REPLACEMENT OF TWO TIMBER EXTERNAL DOORS TO THE CAMPSITE AMENITIES BUILDING AT NORTH LEES CAMPSITE, BIRLEY LANE, HATHERSAGE (NP/DDD/1124/1207, WE)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Summary**

1. The application seeks planning permission for the replacement of doors at the North Lees Campsite amenity building.
2. The design of the proposed alterations is acceptable.
3. The development would not have a harmful impact on the landscape character, residential amenity nor the ecological interest of the locality.
4. The application is recommended for approval.

**Site and Surroundings**

5. North Lees Campsite is located in open countryside approximately 1.5km north of Hathersage. The campsite is owned and operated by the National Park Authority and comprises the existing single storey office / amenity building, camping pods and tent pitches.
6. Access to the property is off Birley Lane. The nearest neighbouring properties are North Lees Hall to the north of the site, Bronte Cottage to the west, Cattis Side to the east and Cow Close Farm to the south.

**Proposal**

7. This application proposes to replace the double-doors on the east-facing elevation and the single door on the west-facing elevation of the amenity building.
8. The existing louvred doors on the west elevation would be replaced with two timber door-leaves separated by a new stone mullion. There would be two aluminium transfer grilles at the bottom of the doors.
9. The existing timber door on the eastern elevation would be replaced with a timber door with glazed upper half.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

- 1 **The development hereby permitted shall be begun within 3 years from the date of this Permission**
- 2 **The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans.**

**Key Issues**

- Design and materials;
- Other matters.

### **Relevant History**

10. 2014 – (NP/DDD/0614/0627) - Installation of 4 camping pods in a small plantation woodland within the existing campsite. Installing 2 new showers in the campsite building including one designed for families/disabled use. Changing the location of the reception area within the campsite building. Replacing 5 existing metal framed windows with double glazed stained wood units to match the existing windows. – Granted.
11. 2015 – (NP/NMA/1115/1051) - Non-material amendment to planning permission NP/DDD/0215/0112 for the replacement of fully glazed double doors with half glazed doors. – Amendments accepted.

### **Consultations**

12. Highway Authority – No comments
13. Hathersage Parish Council – No response at the time of writing the report.
14. Derbyshire Dales District Council – No response at the time of writing the report.

### **Representations**

15. No third-party representations have been submitted during the course of the application.

### **Statutory Framework**

16. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
  - a) Conserve and enhance the natural beauty, wildlife and cultural heritage
  - b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
17. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.
18. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.
19. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

**Core Strategy policies:** GSP1, GSP2, GSP3, DS1, L1, CC1, RT3

**Development Management policies:** DMC3

**National Planning Policy Framework (NPPF)**

20. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
21. In particular Para: 189 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

### **Development Plan Policies**

#### **Core Strategy**

22. GSP1 requires that all development is consistent with the National Parks legal purpose and duty, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; Policy GSP3 sets out development management principles in line with GSP1.
23. GSP2 states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
24. GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park. GSP3 also specifically states that attention will be given to (k) adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand.
25. DS1 supports the development of renewable energy infrastructure in principle.
26. L1 seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
27. CC1 sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.
28. RT3 states that development that would improve the quality of existing sites, including improvements to upgrade facilities, access, landscaping or the appearance of existing static caravans will be encouraged.

### **Development Management Policies**

29. DMC3 states, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.

### **Assessment**

#### **Principle of the development**

30. Policy RT3 states that development that would improve the quality of existing sites, including improvements to upgrade facilities, will be encouraged. These minor alterations to the building form part of a wider scheme of enhancements to the site,

including upgrades to the wash-up facilities, installation of a public access deliberator and the installation of a new gate. These other works can be carried out by the applicant as permitted development and therefore do not require a planning application.

31. Accordingly, the proposed alterations are acceptable in principle.

### **Design and materials**

32. Policy DMC3 states where development is acceptable in principle, the detailed treatment should be of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape.

33. The proposed replacement doors on the eastern elevation would be vertically boarded timber doors separated by a central stone mullion with metal grilles at the bottom. At present, the doors are timber and feature horizontal louvres. The proposed solid, vertically boarded doors would be an improvement on the current doors which have a poorer quality appearance by virtue of the horizontal louvres. The proposed mullion is acceptable. The finish of the doors would match the other doors on the building. Accordingly, the proposed door on the eastern elevation are considered acceptable on design grounds.

34. The proposed replacement door on the western elevation would be half vertically boarded, half glazed. The design of this door would reflect the doors on the front elevation which are similarly subdivided between timber and glazing. The finish of the timber section of the door would match the existing doors on the building. Accordingly, there would be a consolidated design for the doors on the building.

35. Therefore, the proposed development is acceptable on design grounds and in accordance with the adopted design guide in detail and materials.

### **Other matters**

36. The proposed development would result in a small increase in glazing on the building; however, the site is well-screened by mature tree coverage and the minimal increase in glazing would not result in a proliferation of light on the landscape. Therefore, the proposed development would not harm the valued landscape character.

37. The proposed development would not have an impact on the ecological interest of the site, nor would it harm residential amenity given the distance to neighbouring properties.

38. The building currently features high sustainability credentials, including solar PV solar panels and air source heat pumps. Given this, and the scope of proposed development, no further sustainability and climate change mitigation is required to demonstrate compliance with policy CC1.

### **Conclusion**

39. This application seeks planning permission for the replacement of doors on the reception/amenity building at North Lees Campsite. The proposed design of the replacement doors would not have a harmful impact on the character and appearance of the building. It would also not have a detrimental impact on the landscape, ecology, and amenity of the locality. Accordingly, the proposed development is in compliance with policy DMC3. It is recommended for conditional approval on this basis.

### **Human Rights**

40. Any human rights issues have been considered and addressed in the preparation of this report.
41. List of Background Papers (not previously published)
42. Nil
43. Report Author: Will Eyre, North Area Planning Team.