# Whitby residents oppose redevelopment of historic Langley Hotel into holiday flats



Residents of Whitby are expressing their discontent over plans to transform the historic Langley Hotel into a block of twelve holiday flats, a move they describe as “inappropriate” and indicative of ongoing overdevelopment. Originally opened in the 1800s and known for its five-star rating on TripAdvisor, Langley Hotel is a beloved local institution that has been listed for sale at £850,000 in 2023. The recent acquisition by a developer raised immediate concerns among local residents and civic organisations, who warn that the loss of the hotel would lead to excessive noise and parking issues, significantly altering the character of the area.

The North Yorkshire Council has granted planning permission for the conversion, despite a chorus of objections. Critics highlight that turning a six-bedroom hotel into twelve one-bedroom holiday lets will inherently lead to “noise nuisance” and parking difficulties, compounding existing strains on the local infrastructure. The town’s civic society argued that the decision exemplifies a worrying trend of overdevelopment and neglect of community needs.

According to the developer, the hotel's current operation as a guest house would not be financially viable without substantial changes. They claim that modernising the structure—including addressing urgent repairs to the roof—would not only extend the building's longevity but also enhance its appeal to holidaymakers. The proposed renovation plans include en-suite facilities and a seating area in each flat, aimed at providing a more appealing package for guests. Maintenance will purportedly be managed by a local team, ensuring a level of oversight that could alleviate some local concerns.

However, many residents remain sceptical. The local sentiment reflects a deep-rooted attachment to the Langley Hotel, with visitors often labelling it "the best B&B in Whitby." This connection is encapsulated in a comment from a loyal patron who remarked, “There will never be another Langley; whatever the current owners do in the future, I hope it works out for you both.” Such sentiments underscore the emotional stakes involved, as the hotel not only serves as a commercial entity but also as a key part of the town’s fabric and identity.

Whitby itself is renowned for its picturesque seaside charm, attracting countless visitors each year. This popularity has spurred a surge in holiday accommodation developments, prompting concerns from residents who argue that an influx of holiday lets risks eroding the town's character and adversely affecting the quality of life for its long-term residents.

As the debate unfolds, the future of the Langley Hotel remains uncertain. While the developer advocates for progress and modernisation, local voices caution against losing sight of the very features that make Whitby a desirable destination: its history, community, and intimate atmosphere. The potential transformation of the Langley could set a precedent for how other historic properties are managed and developed in this treasured coastal town.

## Reference Map:

* Paragraph 1 – [[1]](https://www.express.co.uk/news/uk/2059837/seaside-hotel-whitby-holiday-flats)
* Paragraph 2 – [[1]](https://www.express.co.uk/news/uk/2059837/seaside-hotel-whitby-holiday-flats), [[2]](https://www.thescarboroughnews.co.uk/news/politics/council/whitbys-langley-hotel-in-west-cliff-area-could-be-converted-into-12-one-bed-holiday-lets-4947327), [[3]](https://www.yorkshirepost.co.uk/news/politics/council/the-langley-hotel-whitby-first-class-yorkshire-coast-hotel-could-be-turned-into-a-dozen-holiday-lets-4947791)
* Paragraph 3 – [[4]](https://newsvoice.info/article/page/examinerlive/news/local-news/first-class-yorkshire-hotel-become-30831076), [[5]](https://visittheyorkshirecoast.co.uk/the-langley-hotel-full-page.html)
* Paragraph 4 – [[1]](https://www.express.co.uk/news/uk/2059837/seaside-hotel-whitby-holiday-flats), [[2]](https://www.thescarboroughnews.co.uk/news/politics/council/whitbys-langley-hotel-in-west-cliff-area-could-be-converted-into-12-one-bed-holiday-lets-4947327)
* Paragraph 5 – [[3]](https://www.yorkshirepost.co.uk/news/politics/council/the-langley-hotel-whitby-first-class-yorkshire-coast-hotel-could-be-turned-into-a-dozen-holiday-lets-4947791), [[6]](https://www.langleycastle.co.uk/en/History%20%7C%20LANGLEY%20CASTLE%20HOTEL/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.express.co.uk/news/uk/2059837/seaside-hotel-whitby-holiday-flats> - Please view link - unable to able to access data
2. <https://www.thescarboroughnews.co.uk/news/politics/council/whitbys-langley-hotel-in-west-cliff-area-could-be-converted-into-12-one-bed-holiday-lets-4947327> - Plans have been proposed to convert Whitby's Langley Hotel into 12 one-bedroom holiday lets. The hotel, located at 16 Royal Crescent in the West Cliff area, is within Whitby's conservation zone. In 2023, it was listed for sale at £850,000. The building's roof is in disrepair and requires replacement. The proposed conversion aims to modernize the property and preserve its future. A property management plan includes 24-hour support and a local team for maintenance. The development is subject to approval by North Yorkshire Council.
3. <https://www.yorkshirepost.co.uk/news/politics/council/the-langley-hotel-whitby-first-class-yorkshire-coast-hotel-could-be-turned-into-a-dozen-holiday-lets-4947791> - The Langley Hotel in Whitby, a 'first-class' establishment with a five-star rating on TripAdvisor, is proposed to be converted into 12 one-bedroom holiday flats. Located at 16 Royal Crescent in the West Cliff area, the hotel is within Whitby's conservation zone. In 2023, it was listed for sale at £850,000. The building's roof is in poor condition and requires replacement. The proposed conversion aims to modernize the property and preserve its future. A property management plan includes 24-hour support and a local team for maintenance.
4. <https://newsvoice.info/article/page/examinerlive/news/local-news/first-class-yorkshire-hotel-become-30831076> - Plans have been submitted to North Yorkshire Council to convert Whitby's Langley Hotel into 12 one-bedroom holiday lets. The hotel, located at 16 Royal Crescent in the West Cliff area, is within Whitby's conservation zone. In 2023, it was listed for sale at £850,000. The building's roof is in disrepair and requires replacement. The proposed conversion aims to modernize the property and preserve its future. A property management plan includes 24-hour support and a local team for maintenance. The development is subject to approval by North Yorkshire Council.
5. <https://visittheyorkshirecoast.co.uk/the-langley-hotel-full-page.html> - The Langley Hotel in Whitby, built in 1851 and opened as the Lancaster Boarding House in 1854, is a Victorian house steeped in history. Located at 16 Royal Crescent in the West Cliff area, the hotel is within Whitby's conservation zone. In 2023, it was listed for sale at £850,000. The building's roof is in disrepair and requires replacement. The proposed conversion aims to modernize the property and preserve its future. A property management plan includes 24-hour support and a local team for maintenance. The development is subject to approval by North Yorkshire Council.
6. <https://www.langleycastle.co.uk/en/History%20%7C%20LANGLEY%20CASTLE%20HOTEL/> - Langley Castle, located in Northumberland, England, was built in 1350 during the reign of Edward III. It has retained its architectural integrity and is regarded as one of the few medieval fortified castle hotels in England. Over the past 600 years, the castle has been owned by various Lords and Ladies. In the 17th century, the Langley estates became the property of the Earls of Derwentwater; Viscounts Langley. The property was confiscated by the Crown and its administration passed to the Royal Naval Hospital at Greenwich in London.
7. <https://en.wikipedia.org/wiki/Langley_Castle> - Langley Castle is a restored medieval tower house in Langley, Northumberland, England. Built in 1364, it is a Grade I listed building. The castle has undergone several ownership changes and restorations over the centuries. After being severely damaged by a fire in 1405, it remained in ruins for 500 years until its restoration in 1914. The castle has served various purposes, including as a barracks during World War II and a girls' school. In the 1980s, it was converted into a hotel and continues to operate as such today.