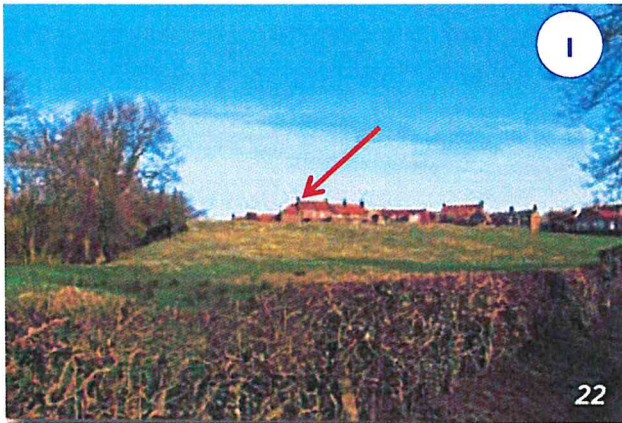
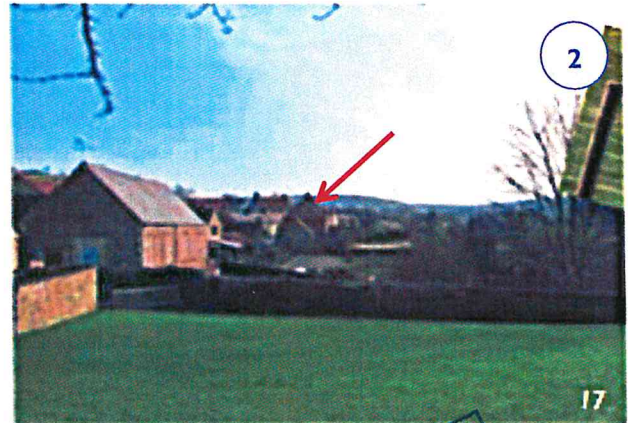


Village & Design Statement View 22: South Aspect-Cartwright Lane



Village & Design Statement View 17: West Aspect-Applegarth Path- R of Way



Village & Design Statement View 19: South End walking North with No 10 set back out of view until within 2 houses



View along South End walking South with No 10's outbuildings set back from road and obscured by No 8 until corner turned and look round at 90°



North Aspect 10 South End – Looking to left from footway into corner



South Aspect 10 South End -Looking from South within Garden



Item 3 & 4

NYM/2017/0717/FL &
NYM/2017/0722/LB

View of access to No8 outbldng from No 8 back garden



View of Cart house Wall External West Elevation



Cracks in external wall – West aspect of Cart



Pre 1907 South End Osmotherley



Pre 1914 photo showing Historic hard standing to front of No 10



Osmotherley Listed Building - example of raising outbuildings in height



Non Historic Fabric

The majority of the outbuilding roofs are not Historic fabric. All of the outbuilding roofs including the pigsty, along with that of the Kitchen extension to the main dwelling, had their structural timbers replaced circa 1985 together with new felt and 95% replacement pantiles. Unfortunately the previous shortfall in the structural timbers and designs were not addressed, resulting in continuing eaves spread. The front outbuilding - stable, had the felt and pantiles replaced together with new timbers but also has some existing timber in use in the current structure. This building is not in its original form, which used to run the full depth of the house at a lower level and this can be seen in the change in stone work type and the remaining structure stonework nibs, aligning with the southern external wall to the carhouse. This wall is being rebuilt.*

Other non historic fabric or elements that were replaced in 1985 included:

The Cart House doors to the north elevation – *require repair as too heavy for hinges, frame and lintel rotting.*

All of the south facing windows to the main dwelling - *now requiring to be replaced*

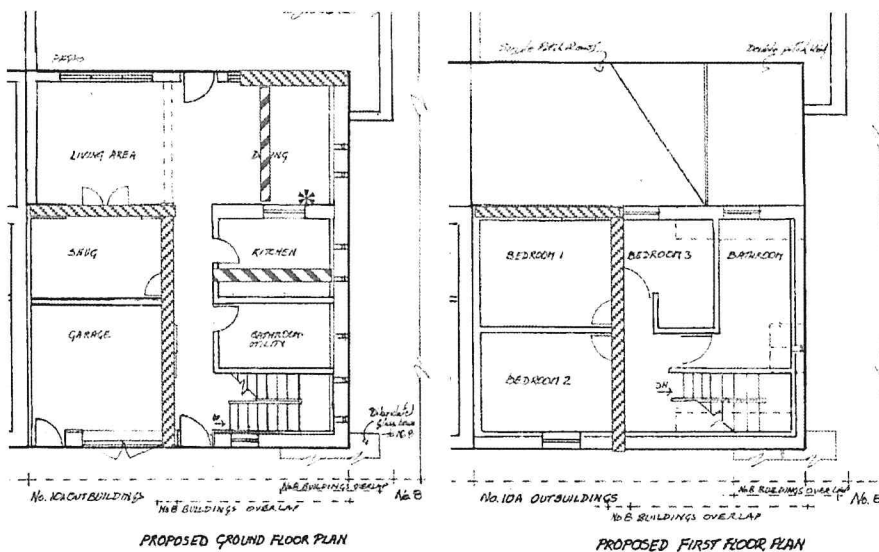
Door frames to front and back – *require further repairs*

Front windows - timberwork repaired, new sills, sashcords and fasteners - *now requiring to be replaced.*

Downpipes and gutters replaced – *now require to be replaced again.*

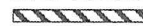
18

Historic Fabric

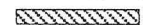


KEY- Historic Fabric Alterations

Minor Extent of wall Demolition



Take down structurally unsound walls and rebuild for loadbearing structural integrity.



Remaining external walls to be stitched and repaired with stonework to match as necessary.

New external walls and extensions to be in stone work to match.

EXTENT OF DEMOLITION, ALTERATION, REMODELLING AND EXTENSION

The extent of demolition of historic fabric, without rebuild is minimal as can be seen above - relating to two short lengths of wall, shown in broad hatch. This is to avoid steralising space to allow maximum use of internal space .

The main remaining area where two internal loadbearing walls require to be taken down due to their loss of structural integrity to such an extent that the building cannot be used for occupation, the walls are replaced and rebuilt in the same location such as to be structurally loadbearing. It is not felt this should be classified as substantial demolition.

The roofs, including the timber framework, to the outbuildings were predominantly replaced in 1985 and as such do not constitute historic fabric albeit that some of the timbers in the front outbuilding appear to have been original timbers even though the roof itself as been the subject of extensive change and raising to from a traditional dual pitched roof. Their replacement with structurally sound designed framework and timber member sizing has very limited impact on the historic fabric as indicated in the Heritage statement.

The proposed extension amounts to circa 16 sqm which is within normal levels of permitted development, although a listed building requires approval rather than permitted development. It is really quite a small extension and it replaces a crumbling concrete apron.

Any repairs, replacement or wall extensions are to be undertaken in matching stone work and are mainly concerned with raising eaves heights. This is in common with many other heritage buildings in Osmotherley and form part of the evolving fabric of the settlement albeit in a traditional form. It does not detract or remove historic fabric.

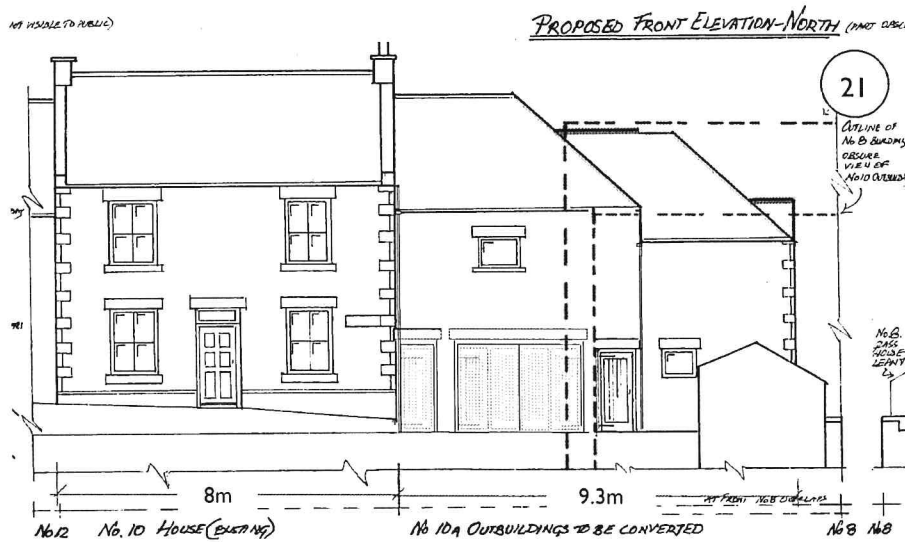
Optional Roof Designs - submitted Oct2018 and Mar2019



Option A
 Oct 2018
 Scheme Submitted
 Following 14Feb18
 meeting where
 eaves height agreed
 at one and a half
 standard storeys

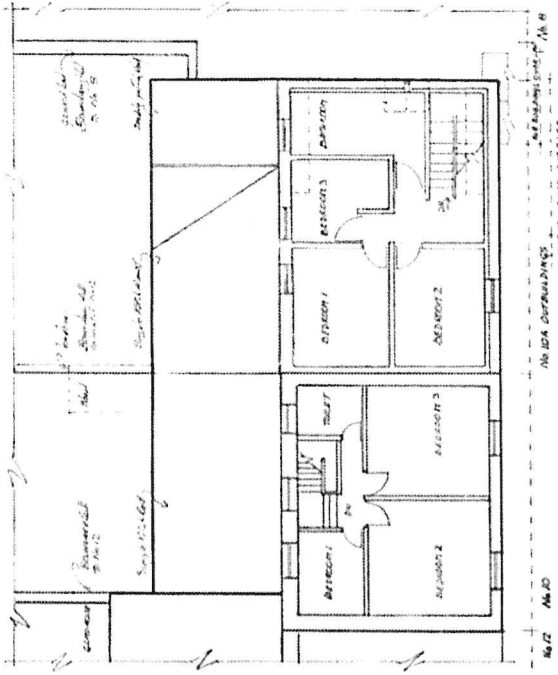
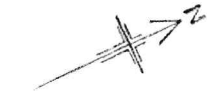


Option B1
 Drafted after query
 28Nov18
 Do roof styles need to
 be changed ?
 I hip roof & I trdnl

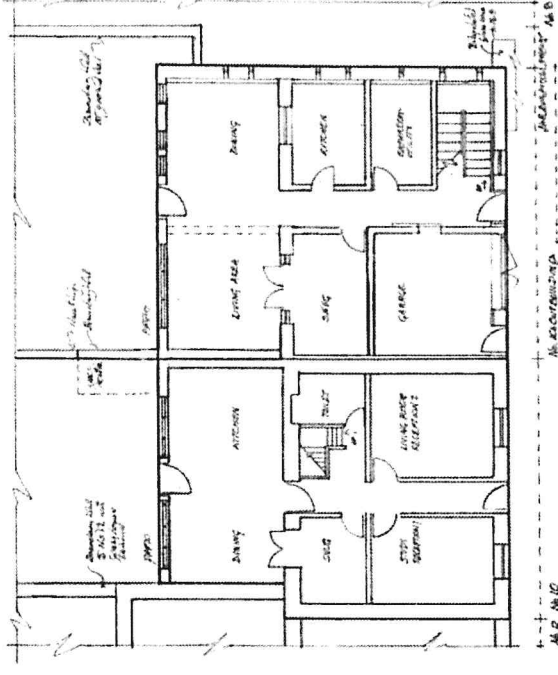


Option B2
 28 Mar 2019
 Current Scheme
 Submitted
 following 22Mar19
 meeting, advising
 requirement advised
 for hipped roof style
 to be used.

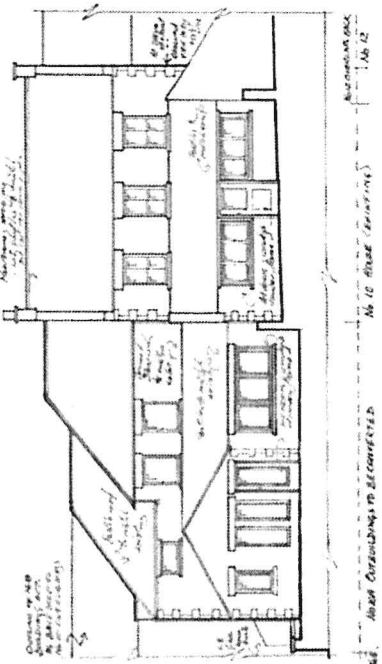
PROPOSED FRONT ELEVATION-NORTH (NOT CORRECT)



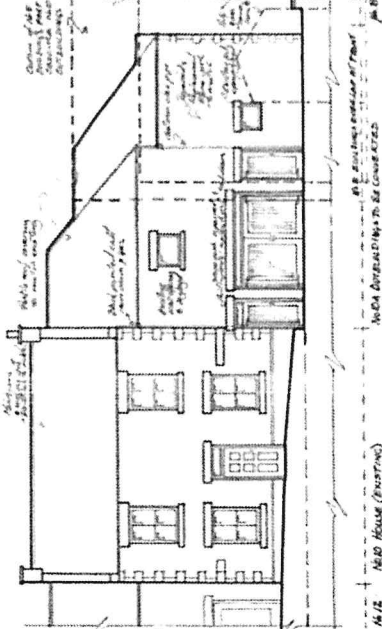
PROPOSED FIRST FLOOR PLAN



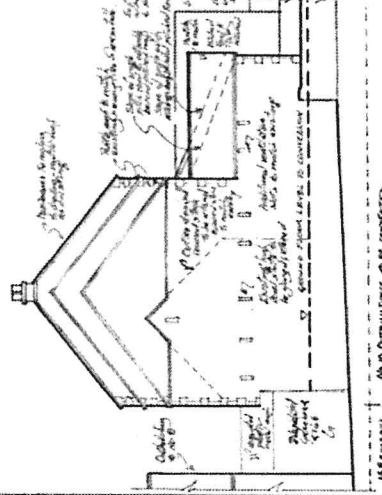
PROPOSED GROUND FLOOR PLAN



PROPOSED BACK ELEVATION - SOUTH (SEE FRONT ELEVATION)



PROPOSED FRONT ELEVATION - NORTH (SEE FRONT ELEVATION)



PROPOSED SIDE ELEVATION - WEST (SEE FRONT ELEVATION)

No 10 SOUTH END - OSMOTHERLEY
 Proposed Alterations, Extension and Conversion of Outbuildings
 to form one Dwelling and Annexes to existing Dwelling
 Eng: JS. Proposed Plan. Scale: 1:100. No. 10. 2020/01/20

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON. THE DESIGNER DOES NOT ACCEPT LIABILITY FOR THE CONSTRUCTION OF THE WORK SHOWN HEREON.

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DATE: 2020/01/20
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 APPROVED BY: J.S.

10 South End Osmotherley- Amended Plan-27Mar2019

Drawing 2Revision B.

Further to the meeting at the Nation Park Headquarters at Helmsley 14 Feb2018, the subsequent responses following the amended 1 Oct18 submission, the change in staff made prior to those responses as advised 12Mar19, together with a recent subsequent meeting 22Mar19.

I attach the following notes to the revised submission of the 27Mar19, indicating revisions made and public benefits of proposal.

Pigsty and its pitched roof:

The revised plan now retains the full span as well as the pitch of the existing pigsty roof, retaining the west elevation and repairing and rebuilding the south facing elevation as necessary, with the roof raised as previously agreed to allow a habitable room with open access to adjacent living space. The existing openings are retained as windows with additional openings for further light penetration to the inner rooms.

Gap between single pitch roof to House and to Outbuildings

This gap was removed as requested so that the single storey roof extension is continuous with no gap albeit the lower height of the conversion allowing distinction between the House and the Outbuildings.

Front outbuilding adjacent to Carthouse.

In seeking to improve the relationship between the roofline of the carthouse and the outhouse adjacent, so that each building, from the house down to the cart house, down to the outbuilding retain their hierarchical subservience, the step down in the roof, previously 400mm has, with the eaves height at one and half storeys as agreed, now been increased to just under a metre. This impacts, on both the bathroom, the third bedroom and the stairs, such as to give rise to a part sloping ceiling at less than habitable room height. The style of the roof has been changed to hip as requested to reflect the original roof style- albeit now based on sound structural design parameters. The second roof has been shown as a hip to allow the original ridge height of the front outbuilding to show as a dormer giving added evidence to the western elevation change in stone work of the evolving history of change. However, a traditional dual pitched roof at the same eaves height would be fine and notwithstanding the historical evidence of the structurally unsound hip roof, repeated with its replacement in 1989, the elevation that sits most sympathetically, with those elements of roof that can be readily seen, is for both to be traditional dual pitched roofs.

Windows & Energy Conservation

As requested, casement windows with a vertical emphasis, have been used with the glazing bars removed from the new double glazed fenestration to lessen the impact of suburban dwelling style. In respect of maintenance work to the House itself, previously advised, for clarity, this includes breathable insulation provided internally to all external elements with slimline double glazing as used elsewhere in Osmotherley at the direction of the National Park. The house windows were replaced circa 1985 and also now require replacement.

Blocked in doorway on front elevation

The previously blocked up opening to the north elevation has been retained and brought back into use using a traditional ledged and braced door. The more modern garage doors, with the opening and doors replaced circa 1989, have also been replaced with similar traditional doors. There is cracking to the stonework above the then inserted lintel to the north elevation and the timber element is rotting as set out in the structural report and this requires to be repaired and replaced. The lintel is set at the height of the original remaining stone lintel.

Proposed location for storage shed for No 10 as discussed

The proposed location for a shed as requested as been shown in outline on the revised plan. This location benefits from the aspect of the sun for a greenhouse and avoids obscuring the window if used for bike storage.

Realignment of rebuilt walls offset by partial use of garage as accommodation

The rebuilt structurally unsound walls have been retained in their original location and aligned with the south wall to of the original dwelling reducing the available floor area. This has been offset by a reduction in the garage area such as to now accommodate a small mini size car rather than a family saloon.

I: SUMMARY PROPOSAL AND HISTORICAL CONTEXT

- 1.1. Constructive, conservation enabling development, proposals were submitted to NYM for Planning in late 2017, for the conservation and conversion of three unused outbuildings, abutting and within the curtilage of a grade II listed, early to mid C18th, dwelling that forms an end of terrace at South End just within the Osmotherley conservation area.
- 1.2. The proposal is an enabling development that secures the longer term future of structurally unsound buildings, unused for 40 to 80 years, that contribute to the Conservation Area as part of the Historic fabric. The proposal provide an additional three bed, owner occupied, family home within the built up, area of Osmotherley. Repair, maintenance and energy conservation measures are proposed to the current dwelling, using accepted conservation techniques, together with modifications to the existing lean-to, single skin, late C19th kitchen extension. There are no proposals to modify the plan form of the original dwelling or form additional openings to the principal street elevation.
- 1.3. The original C18th house, together with the adjacent properties, were owned and occupied by tradesmen, from circa 1845. Over the next 50 years, a cart house, at the same eaves level as the dwelling, was added, followed by a pigsty, the latter integrated into a longer single storey building in the late C19th running the full depth of the house. This was later remodeled to form a separate building and pigsty in the early C20th around 1910, with ongoing amendments to walls, openings, roof formats and heights during this 50 year period. The dwelling itself was raised and altered in late C19th.
- 1.4. The abutting buildings, constructed in part of rounded sandstone, heavily plastered with concrete mortar and of poorer build quality, differ in character from the coursed ashlar blocks of the original dwelling. Their use appears as previously incidental to the house and was at least in part, more probably associated with trade. Their original purpose no longer exists and storage of this scale is neither required, nor suitable, being prone to damp and rats.
- 1.5. Views of the proposed development are very limited, other than from the north facing principal elevation when viewed at right angles to the road. Even when viewed from the principle elevation, the buildings appear small, relative to the dwelling, as parts of the buildings are hidden behind others. However, on plan, their existing footprint can be seen to be larger even without including the deteriorating concrete apron, due to the north elevation being longer than that of the dwelling.
- 1.6. The roof heights are lower than the current raised dwelling, with the highest ridge, counter balancing the two storey terraced house on the other side of the dwelling and descending in steps to the neighbouring single storey building. There is no view from the east and very limited viewing from the south and west aspect, of anything below the first floor, due to the contours of the land.
- 1.7. Originally, all the land to the front of the property was hard standing for use by carts associated with operating trade until circa 1920 as such there is no extension of hard surfacing. In 1977, a small element of grass was set in hand, and extended in 2004.
- 1.8. To the rear, the land appears to have previously functioned in part as a vegetable plot and part as a waste tip or land fill, for glass, pottery, metal and bones. It is proposed to form an additional low stone wall, similar that of the mid C19th boundary with the adjacent property, previously part of a larger complex, separating but retaining the open vista without visual disruption, as can often be found within a garden. Such a wall is easily removed without damage to the historic fabric, if required.
- 1.9. The site will retain a low level of development, with larger private amenity areas for both the existing dwelling and the new dwelling, than those of the adjacent three terraced properties or the recent three bed affordable housing, approved by the NYM in Osmotherley. The balance of development to amenity land is greater than the recommended average in the government supplementary planning guidance and more than twice the advised minimum.

2: PROPOSAL RATIONAL, ENABLING DEVELOPMENT & PUBLIC BENEFITS

- 2.1. The proposal seeks to retain the historic fabric, construction and individual character of the adjoining buildings to the principal elevation, viewable by the public within the street scene of vernacular buildings, using only the current openings, along with the hierarchical roof relationships, subservient to the Grade II listed dwelling. Using traditional materials and minimising energy use, a modest single pitch single storey extension, as advised by NYM guidance, is proposed to the back elevation, below visible sight lines and within the building line, comparable with normal permissible development levels.
- 2.2. Implements the conservation elements agreed with NYM conservation and planning in February 2018, to ensure the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with and respect surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers. Including namely:
 - The retention of the pigsty, with eaves slightly raised for habitable use.
 - The retention of the visible evidence of historical doorway access between buildings.
 - Limiting the eaves height to the front outbuilding to a more acceptable one and a half storeys.
 - Retaining the historic subservient, hierarchical nature of the vernacular buildings whilst achieving conversion to a three bed, owner occupied dwelling with garage.
 - Omitting glazing bars on the non public, south facing aspect, towards a less suburban style.
- 2.3. Retains and respects the historic, open street frontage contributing to the conservation area, with no added physical boundaries between individual dwellings. The previous tarmacked path and part historic hard standing area are enhanced with use of traditional 'green lane' stone track and flags, whilst retaining a greater extent of grass than originally introduced in 1977.

(The frontage is 'adjacent land' in the applicant's ownership, registered separately from the house. It is not historic grass verge, common land, village green, right of way, highway, footway or manorial waste. Pre-1914³ and 1904 historic evidence shows the entirety as hard standing, for use of carts linked to operating trade. Two small grass areas, planted 1977, were extended 2003).
- 2.4. Secures and preserves the longer term, positive future physical contribution of historic assets and historic evidence towards the conservation area as encouraged by the National Park.
- 2.5. Secures the potential reuse of historic outbuildings, unused for 40 to 80 years, with the potential for viable occupancy, following attainment of structural integrity as required for occupation and building regulations, promoting future care and maintenance in line with key objectives from NYM.
- 2.6. Secures a viable approach, enabling an investment level towards resolving and stabilising the underlying causes and inevitable future structural failure as a consequence of elements of the original construction.

(Using the capital realised from a three bedroom, family dwelling with parking, qualifying for mortgage and insurance cover, allowing the unoccupied, structurally unsound buildings to be brought back into sound condition so as to allow future occupation and use, securing a future for the retained elements of historic fabric of long unused buildings, through a viable return).
- 2.7. Secures a key public benefit, in line with National Planning Guidance for sustainable development and the NYM Local Development Plan, of an additional family home within the built up area, with the full support of the parish and without objections from adjoining neighbours either side.
- 2.8. Contributes to securing the sustainability of the village school along with other community facilities, a key NYM LDP community and spatial objective as well as a parish and community objective.

(NYCC, along with other responses to the LDF consultation, registered concern with the level of development restrictions in potentially sustainable settlements, increasing the risk of village school closures and other community facilities through exacerbating the population decline and ageing profile from previous levels, faster than the national average. The Local Community strongly prefer an increase in permanent residents, rather than holiday lets within the village reducing community life, especially in winter. It is the community, with the school at the heart, that keeps Osmotherley a lively and sustainable rural village. This proposal has the opportunity to contribute, through releasing not only an additional three-bed family home but without objections from adjoining neighbours. Previous development policies, despite good intent, have had unforeseen consequences of failing to support the potentially sustainable communities that they were supposed to conserve and vitalise).
- 2.9. Improves the visual character of that corner of the conservation area by repairing and bringing the structurally unsound and unused historic outbuildings buildings back into sound condition and use.
- 2.10. Addresses repair, replacement, repointing and remedial works using traditional measures for rainwater goods and pursues energy conservation to the original listed dwelling, whilst retaining its historic plan form.

5: STRUCTURAL SURVEY – IMPLICATIONS AND PROPOSALS

- 5.1. The principle reason for submitting the proposed development is to enable a viable solution to allow the repair and restoration of the structural integrity of the Grade II listed buildings, enabling their future and use.
- 5.2. The original dwelling is mainly C18th traditional construction. Last renovated in 1985, including rainwater goods and window replacement, it requires some maintenance and energy measures but no alterations are proposed to the basic plan or elevations. It is proposed to rebuild the later C19th, south facing, small, lean-to, kitchen extension, not visible from a public viewpoint, in traditional form, as agreed with NYM 14Feb18 in an energy conscious format. The extension is part single skin with frost damaged stone, lined with hardboard and a significant roof dip from overstressed structure. Its roof and windows were last replaced in 1985.
- 5.3. The structural report sets out the findings and remediation required for buildings added to the site in the 50 years between the mid C19th and the early C20th. The buildings comprise, a two storey cart house, a single storey pigsty to the rear, adjoined to a single storey building, previously running the depth of the cart house, now with a high pitched roof to the front but mostly blocked from view. Conversion is proposed for these three buildings, which have remained unused for decades with the loss of their original purpose circa 1925.
- 5.4. The buildings are not of the same traditional construction quality or material as the original dwelling and are structurally unsound. Following previous structural surveys, safety measures were effected but the buildings remains unsound to allow future use. To secure their future and their contribution to the sustainable historical fabric of the conservation area, a viable use and significant investment in the structure is required.
- 5.5. Although the outbuilding roof structures and doors are late C20th, they have been carefully investigated, along with the stonework, to identify which elements are structurally unsound and require taking down and rebuilding and those, which with careful repair and stitching of stonework, can hopefully be retained. Despite major renovations in 1985, including roof and underlying structure replacement - with part reuse of earlier timbers, rainwater goods and subsequent maintenance, those renovations now need replacement. This includes the previous remediation work of plastering the stonework with concrete mortar to hold it together which has resulted in deterioration to the stonework.
- 5.6. Unfortunately, those renovations failed to address the underlying structural design faults of the roofs and walls, causing inherent failures in the integral structural framework. There has been a severe adverse impact of eaves spread as a consequence, impacting on the north south dividing wall of the cart house, shared with the adjoining single storey building, and the south facing elevation. The former having severe cracks, from 50mm to 65mm, from top to bottom in seven instances, with the wall ends pushed apart. Whilst the latter, having been pushed out of alignment, is bowed by 200mm above the door and 75mm at eaves level. Loose stones in the inner wall, are restrained only by mortar and a soft timber lintel, rife with woodworm. The walls are of rounded sandstone with rubble infill while the outside skin appears held together mainly by concrete mortar. The weight of the roof is supported on acrow props with added timberwork. All roof structures require redesign and those walls, which have lost their structural integrity, taken down and rebuilt to provide adequate structural roof support as a result of inherent design failure, potentially compounded by inadequate rainwater drainage.
- 5.7. The proposals seek to preserve the historic character and as much as practical of existing historic fabric including stonework to the north, west, east and pigsty to the south, achieving structural resilience through underpinning, remedial stitching and rebuilding, as set out in the structural report with any new stonework similar in appearance to existing. The stonework of the principle, street facing north elevation, contributing to the street scene, is repaired and rebuilt as required, retaining the original number of openings. The west elevation stonework is retained and extended with stonework to match where required as with the north elevation. In keeping with the existing vertical slit openings, for minimal light and ventilation, further slit openings, above eye height have been added to avoid visual intrusion, following consultation with the neighbouring owner. The requirement for daylight and outlook is constrained to the non-public aspect of the south façade, avoiding disruption to the roof plane. Two additional window openings are provided at first floor, whilst a predominantly glazed single storey, small single pitch extension, allows borrowed light into the depths of the building at ground floor without adverse impact on the existing historic fabric. As agreed with NYM, the pigsty is retained in pitch and span and raised to habitable height. The south facing wall with cracks and frost damage will be repaired and rebuilt with the openings glazed as windows.

North York Moors National Park -Planning
The Old Vicarage, Bondsgate
Helmsley, North Yorkshire
YO62 5BP

10 South End
Osmotherley
North Yorkshire
DL6 3BL
24Nov2018

Attn: Mrs. A Teasdale
Copy: Lavingham Planning Consultants Ltd

Re: NYM/2017/0717/FL & LB

Dear Mrs. Teasdale,

Ref: 10 South End Osmotherley – NYM/2017/0717/FL

Thank you for your letter of the 8Nov18, forwarded to me 12Nov18 by the Planning Consultant. Unfortunately he is now on leave and I am concerned a response is sent, in case there is a time limit. Thank you for allowing the scheme withdrawal for resubmission and this letter confirms that withdrawal.

It was disappointing that the proposal was not deemed acceptable. Detail notes were taken, to ensure all areas of concern were addressed by incorporating the specific requirements from yourselves, in line with the positions reached on each of the items raised on the scheme.

Instead of the original proposed replacement of the pigsty with a mono pitch sloping roof extension, the original pigsty fabric was retained with the original gable roof pitch renewed and uplifted to habitable room height, which your conservation officer accepted when proposed by the planning consultant.

Instead of the original proposal to increase the height of the front outbuilding to a lower but double storey compared to the house, to allow for a three bedroomed family house, the height of the front outbuilding was only increased to one and half storeys habitable height with internal sloping ceilings into the roof space, which was accepted by your conservation officer when proposed by the planning consultant.

All other specific changes requested were adopted as was noted with 1st Oct18, registered submission.

These requirements changed the scheme elevations by restricting the internal space more than preferred, but the scheme could hopefully still go some way towards recovering the investment to resolve the existing inherent structural wall and roof defects, by still achieving a basic three bedroomed family home.

For that reason, following an initial outline sketch, the two more radical options put forward towards the end of the meeting were not taken further. Namely: the option of building a gable end, adjoining the original house and the pigsty, to the south facade of the cart-house, and the option to convert the garage to habitable floor space, losing the garage and replacing the current garage doors with a full height glazing to the north, street facing elevation.

The ideal might be for no change but that would not allow reuse as a family home, as the walls and roofs are not structurally sound, the natural light level is inadequate and a small floor area increase is needed.

It is challenging to keep trying to achieve an acceptable proposal for non-specific areas of conflict, when previous requirements have been implemented as requested and the subsequent non-acceptance is based on general terminology. I would ask for your assistance in writing, confirming that the following understanding is correct, so as to allow the focus to be placed on the specific element not yet achieving an acceptable outcome to assist in determining the best way forward before resubmission.

I would be grateful if you would confirm, based on previous communication and our meeting, that:

- The setting itself is not an issue, indicated in the original conservation response to the original proposal.
- The proposals in respect of the original house are acceptable and can be 'lived with', advised at meeting.
- The frontage proposal is acceptable if original hard surfacing is evidenced by photo imagery circa 1904-7.
- The outstanding issue is that 'the proposed scheme would seriously harm the character of the building as one of special architectural and historic interest as a consequence of the erosion of the legibility of the historic relationship between the principal host building and its subservient ancillary buildings'.

As the front outbuilding and pigsty have both been changed to comply with requirements as concurred at our meeting, is it now just the structural modification to the cart-house roof design that is unsatisfactory?

I hope you are able to respond to assist in establishing a way forward, acceptable for planning approval.

Yours sincerely,
K. Livingston

Please note that the above response was confirmed in writing by the planning agent, who also attended the Feb meeting, as a response that "accurately summarises matters".

6: POLICY ALIGNMENT & CLARIFICATION

- 6.1. The Local Plan seeks to encourage the reuse of existing buildings and helpful guidance is set out in the supplementary planning documents. The policies set out have been considered in some detail by the applicant's planning adviser and the applicant in some detail and the following comments are made. The measures required by NYM at the meeting in February 2018 have been adopted together with further measures from the meeting with NYM on 22Mar2019.
- 6.2. Annex accommodation is mentioned under two Development Policies within the Local Plan and referred to in the Supplementary Planning documentation, namely:
- Development Policy 8 - this does not apply as the development proposed is a listed building within the settlement hierarchy and as such the policy in respect of conversion of traditional unlisted rural buildings outside the settlement hierarchy in respect of annexes does not apply. The same applies to SPD pt 4 Design guide.
 - Development Policy 19 does not apply in respect of annex accommodation, as the development proposal is not for annex accommodation. This policy appears to set out what is applicable when annex accommodation is intended, not what requires accommodation to be an annex. The same applies to SPD pt 2 Design Guide
- 6.3. *Conservation and Listed Building Setting*
 There is limited visibility of any alterations that are in public view. The 'Heritage Statement', from a fully qualified and independent professional, identified the main 'significance' to the conservation area setting and other listed buildings overall, was the principle elevation of the original dwelling and that the general repair to the façade and retention of its original character would be positive enhancing the conservation area and the settings of other listed buildings. This improvement in aesthetic value also applied to the limited views of the proposed development. The alteration to the roofline, as submitted Oct17 and Oct18, was not felt to substantially alter the character of the area or impact on the ability to understand its historic function or the historic links between the listed main house and the wider village setting. The proposal was therefore seen as having an improvement to the setting, aesthetic value and amenity of the surrounding listed buildings and Conservation Area. The original NYM conservation officer also set out in his 6 Dec17 statement that he did not "believe that the setting of the Listed Building or the Conservation Area would be affected by this proposal".
- 6.4. The proposal sets out a subservient hierarchical line of roof going from the raised height of the dwelling, to a two storey building to the agreed one and half storey building to a single storey building at the back in respect of the pigsty and at the front in respect of the neighbours single storey outbuilding. The submission in November 2018 was for a traditional dual pitched roof and was preferred, however, the roof was changed to a hipped roof style in the March 2019 submission as requested by NYM at the meeting on the 22 Mar2019. As long as the agreed height of the eaves remains at one and half normal storeys- either roof will be fine. No additional openings have been made in the front street facing elevation.
- 6.5. *Local Occupancy*
 The scheme was submitted for an open market dwelling. NYM, in line with current policy for Osmotherley changed the application to Local Occupancy with which the applicant complied. The occupation of the conversion whilst work is ongoing to the main house was proposed, however the applicant is happy to occupy the conversion full time. It should be clear, that this issue was openly discussed at the Feb2018 meeting with NYM to confirm that if the new Local Plan is introduced, that it will be in order to submit for a change to Permanent residency. This is in part due to restrictions on local occupancy affecting the ability to attract a mortgage and the subsequent reduction in the market value of the property. This approach is required to go some way towards recouping the investment. NYM planning advised that this was likely to be possible if the new Local Plan went through.
- 6.6. *Garage Space*
 The current door opening to the carhouse will not take the width of a modern saloon. In addition, the current presence of the acrow props makes the space unusable. The part use of the garage as accommodation, as proposed by NYM, has been designed to allow a garage for a small car to sustain the value of the property. There are some thirty car models, whose length is less than 4m and can still seat four from nearly all car suppliers.
- 6.7. *Adjacent land fronting the site*
 NYM advised that they could accept the proposal for the front layout, which is left open and does not include any additional physical boundaries, if evidence was provided of the area previously being historic hard standing. Photographic evidence in the way of post cards from 1907 and 1914 has been provided as evidence. The historic village greens stop some way further back towards the market square. The current grass lies on top of hardstanding.

6.8. *Historic England guidelines*

In respect of National Policy and Historic England guidelines The original NYM approach advised 6Dec17, that Historic England's guidance - 'Conservation Principles and Planning Guidance' states:

p 153 [...] "The fact that a place is neglected should not, of itself, be grounds for agreeing a scheme that would otherwise be unacceptable".

However, the more applicable Historic England statement in respect of this scheme and remedial work states:

P 119 [...] "Some structural failures are the inevitable, if slowly developing, consequences of the original method of construction. Once failure occurs, stabilising the structure depends on addressing the underlying causes of the problem not perpetuating inherent faults".

6.9. *Apparent size of Development and its impact*

The existing footprint of the outbuildings covers a larger area than the main dwelling but this is only apparent on a drawing plan, as the overlapping of buildings and the lie of the land does not allow such an appreciation. Even with the proposed changes in eaves and ridge height of the front outbuilding to one and a half storey, the visible elements are still subservient and not readily visible from the principle street elevation or any other elevation within the public view. It is difficult to appreciate this from drawings or photographs but it really requires a site visit to allow this to be readily appreciated.

6.10.

6.11. *Glazing and Insulation finishes.*

It is common for NYM to reserve matters in respect of specific glazing details for further approval after the main elevations showing the windows style and location is approved. I had thought this would be the case. In respect of details of glazing and insulation, the glazing to the south face extension has been changed each time to reflect the views of NYM from full height – considered not traditional, to traditional with glazing bars - considered too suburban, to catchment windows with no glazing bars - as contemporary, to the current version requested for a portrait emphasis. The nature of the glazing was submitted with notes attached to the submission to NYM as slimline double glazed as NYM approved elsewhere in Osmotherley. This was on the basis that most planning applications for heritage assets require a supplementary approval for the detail of the frame and glazing bars to any window proposals. A similar approach was adopted with proposed insulation measures for energy conservation with notes submitted that it would be breathable and in line with use adopted by Historic England. This too appears normally to be dealt with through supplementary approval for the detail. In terms of the flooring, some of the ground is earth based with stones, whilst other is of concrete. Either way, breathable insulation and stone paving or timber floors at first floor level are proposed as finishes. In correspondence, 30 Jan19, NYM advised that there were no outstanding queries from the conservation team.

6.12. *Storage*

There is a reasonable provision of storage space available in both dwellings. In the original dwelling there is the addition proposed by NYM, through submission for the siting of a shed for bike storage and garden equipment which has been applied. In addition, as well as space under the stairs, the size of two of the existing bedrooms is such as to allow extensive use of cupboards. In respect of the proposed conversion, there is ample storage space in the width of the garage to a depth of 4m due to retaining the existing 4m width of the cart house which is in excess of the width required for a garage.

6.13. *Benefits*

The benefits are fully set out in the submission papers are felt to more than justify the proposals both in preserving the existing historic fabric and evidential nature of the listed building, the provision of an additional home and the bringing back into use of buildings that have been unoccupied for decades and without intervention will continue to remain unoccupied. The dwelling house managed to operate without additional outbuildings for a period of a 100 years prior to 1850 and is well on its way to managing without additional buildings for a further 100 years from circa 1940. Thankfully the outbuildings about the main dwelling without structural attachment such that their movement as a result of inadequate design has not impacted on the main dwelling.

6.14. *Summary*

The policies for consideration in determining the outcome of the planning application call for a subjective judgment. Is the raising of a roof by 1.2m, with no adverse impact on adjoining neighbours, balanced by the provision of an additional family house - contributing to the life of the community combined with the conservation of exiting historic fabric ? Do the limited views of the resulting development, contribute to the decision ?

Enabling Development

The current indicative project costs for the submitted three bedroom application clearly indicate that to conserve and renovate this listed building will cost circa £500K plus existing value of house £308k (recent valuation) giving project development costs of £871K. The value of the two houses will then be £710K, giving a conservation deficit of -£161K. The two houses will be worth £161K less than the land, existing buildings, and conservation and renovation works. However, to ensure the effective conservation of my listed building, a level of 'conservation deficit' cost could be accepted, possibly part offset by grant.

If the outbuildings are converted within their existing envelope, as suggested, to a 1.5-bedrm property with no garage and very limited external views, except of parked cars to the north, using only the existing shell and retaining and seeking to repair existing internal structurally unsound walls that need to be shored up during the works, the two houses will be worth £244K less than the value of the land, existing buildings, and the costs of the conservation and renovation works. This deficit is more than the cost of buying another house in my part of the village. A minimum conservation deficit of even £244K makes such an approach completely unviable.

Proposed Scheme A (3 bedrm House as submitted)

Development Costs	£'000
Site current value	308
Design Fees Main House	10
Design Fee 3 Bed Extn (15%)	63
Restoration Main House	70
Conversion 3 Bed Extn	420
Total Costs	871
Completed Market Values	
Main House	355
New 3 BedRm Development as submitted	355
Total Value	710
Conservation Deficit	-161

Proposed Scheme B (1.5 Bdrm annex within existing envelope)

Development Costs	£'000
Site current value	308
Design Fees Main House	10
Design Fees Annex (15%)	51
Restoration Main House	70
Conversion New Annex	340
Total Costs	779
Completed Market Values	
Main House	355
New 1.5-bedrm	180
Total Value	540
Conservation Deficit	-244



