

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Egton

Application No. NYM/2019/0300/LB

Proposal: Listed Building consent for alterations to outbuildings to enable use as events venue

Location: Egton Manor, Barnards Road, Egton Bridge

Decision Date: 26 June 2019

Extended to:

Consultations

Parish – No objections

Historic England - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

Site Notice Expiry Date – 18 June 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. Standard Three Year Commencement Date - Listed Building
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan		18 July 2019
Existing Floor Plans & Elevations	D11473-02 Rev D	27 June 2019
Proposed Floor Plans & Elevations	D11473-03 Rev E	27 June 2019
Disabled Access Ramp Details		18 July 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The application indicates that besides the relocation of the hexagonal tiles, repairing/reinstatement of the panelling and the insertion of a suspended timber floor there are to be no further wall treatments ie insulation, plasterboard proposed. For the avoidance of doubt if any additional works are found to be required then a further application will be required.
4. Any repointing or repairs to plasterwork around new door openings should be carried out in a like-for-like basis. For the avoidance of doubt the mortar or plaster specifications shall be submitted to the Authority for approval prior to any repairs being undertaken.
5. No work shall commence on site to clear or strip out the building to which this permission relates until a programme of building recording and analysis in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved scheme of investigation.

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Informatives

1. **Development in Accordance with Planning Permission**
Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.
2. **Bats**
All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
3. **Birds**
Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England
<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
4. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
5. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.

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**Background**

This application has been submitted by Egton Estate and is accompanied by full planning permission for the change of use of the Manor House, grounds and some of the outbuildings at Egton Manor to form a Corporate Events and Wedding Venue. This accompanying Listed Building Application includes internal alterations, whilst the Full planning application also covers the siting of a marquee and associated ancillary tents and temporary buildings.

No alterations are proposed to the Manor House itself, other than the use of the rooms for ceremonies. The outbuildings associated with the application which will host the main function room currently have a low level storage use or are used in association with shooting activity on the Estate. The building proposed to be converted is an attractive two storey building located directly to the north of Egton Manor itself, all of the buildings are Grade II Listed. The formal gardens still surround the property and the application also includes the siting of a marquee to the south of the site adjacent to the River Esk on the existing tennis courts. Parking for the proposed events will take place within the existing Estate wood yard which will not be in use whilst events are taking place and is accessed off the existing Toll Road. Any Additional Parking is proposed in "Dog Kennel Field" which is located further along the Toll Road, but still in walking distance of the Manor. The maximum number of guests proposed on site at any one time is 160.

Further to the North of the building proposed to be converted into the function room is a second set of outbuildings part of which is used for storage and the central section is holiday accommodation.

The works proposed under this application within the function room include internal alterations to form new doorways between rooms and the creation of a disabled toilet on the ground floor and male and female toilets on the first floor.

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The Estate already runs a successful shoot business and has done so since 1979. Grouse shooting takes place from mid-August until the end of November and pheasant shooting from October to the end of January. The Estate regularly hosts shoot parties of up to 16 guest. Weddings have already taken place on the Estate although the plan is to increase the number and range of facilities available not only to wedding guests and bridal parties, but also for other uses which as yoga retreats, corporate events, health and well-being sessions, anniversaries and birthdays, by creating an indoor events space in the outbuilding.

The Authority has agreed that a Structural survey and Bat Scoping survey is not required for this application as no structural works are proposed to the building.

Main Issues**Policy Consideration**

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas and Listed Building.

Most buildings on the application site are Grade II Listed and therefore Development Policy 5 is relevant. Development Policy 5 of the Core Strategy and Development Policies Development only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The full site is within the Egton Bridge Conservation Area and development within such areas is dealt with under Development Policy 4 which seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

Consideration of the proposed use on the setting and Listed Buildings

The Building Conservation Officer and Planning Officer attended a pre-application site visit in relation to the proposal and having considered the details and plans submitted in the application documents the Building Conservation Officer has stated that they raise no objections to the proposal. The loss of some features such as the wall between the stores and the insertion of such large doors is regrettable but on balance the benefit gained from giving the building a viable use that will not be too detrimental to character and in a good state of repair the overall impact upon the significance is negligible. A number of conditions have been recommended to ensure that the existing building is recorded prior to works taking place and also to ensure that works are carried out in an appropriate manner however on the whole only limited alterations are required to accommodate the proposed use.

Consideration of the wider proposal

The principle of the use of the site as a wedding venue was considered to be acceptable, visually having a minimal impact on the Listed setting, the wider village and Conservation

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Area and also having sufficient land associated with the proposal to accommodate car parking for the events.

The siting of a marquee within the Manor House grounds is not considered to have an adverse impact on its setting both visually and physically in terms of damage that the steel tent pegs may have on any underground archaeology.

The scheme proposed appears to make good use the existing building with minimal alterations and creates a natural flow through to a function room capable of seating 120 guests. Larger parties will be accommodated within the marquee which can host up to 160 guests, however only one event will take place per day with a total number of 50 per year.

Sufficient parking is available on site for the guests and the Highways Officer is now happy that with the conditions proposed that the scheme is considered to be acceptable.

Conclusion

The use of Egton Manor as an events venue and conversion of the existing building on site to a function room is considered to have a minimal impact on the surrounding landscape or the Listed Buildings. Therefore the proposal is considered to accord with Development Policies 5 and 14 of the NYM Local Development Framework and approval is recommended.

Pre-commencement Conditions

Conditions 4 and 5 are pre-commencement conditions and have been agreed in writing with the applicant/agent.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework