

**Heritage Statement in relation to Variation of Conditions-NYM/2019/0328/FL, Feb 2020**

| <b>What is significant about the heritage asset?</b>  | <b>What works are proposed?</b>   | <b>What impacts do the works have on the part of the heritage asset affected?</b>  | <b>How has the impact of the proposals been minimized?</b>   |
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| <p>-The site lies to the North of Scarborough in the hamlet of Suffield, approximately 8.5km from the centre of Scarborough. It is located within the North York Moors National Park. The site and its immediate context is shown on the submitted Site Location Plan within the previous full planning application</p> <p>-The site sits within open farm land. It is located close to the road and is easily accessible from said road. The farm house is Grade II listed. The listing recorded on Historic England States "Farmhouse. Early C19. Squared sandstone. Pantile roof. Rebuilt brick stacks. Central stairhall plan, 2 rooms deep. 2-storey, symmetrical 3-window front. Central door with rectangular fanlight. 16-pane sashes with stone sills throughout. Plain dressed lintels to all openings. Ground floor windows taller than the upper. Quoined window openings and corners. Coped gables, plain kneelers and end stacks."</p> <p>-The barn to be converted is not actually listed however falls within the</p> | <p>-Provision of a conservation style skylight to northeast elevation of barn being converted. Following planning permission being granted for the barn conversion, building control have advised that the current plans do not meet Part B building regulations in respect of fire regulations. Thus, a roof light is required on the northeast elevation to allow egress to a safe point in the event of a fire. The Southeast facing elevation, where skylights are currently in situ, are not safe means of escape as they are adjacent to a large agricultural barn and enclosed space not accessible by emergency services in</p> | <p>-The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building and reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.</p> <p>-The building is located within an existing group of buildings that have a close physical and visual relationship to each other.</p> <p>-The proposed variation to plan is not visible to members of the public.</p> <p>-In order to ensure safe habitation and continued long-term conservation</p> | <p>-The proposed roof light will be of a size suitable for fire regulations and of a conservation style to ensure that it provides a safe means of egress for occupants whilst complementing and reflecting the other properties within its' vicinity.</p> <p>-All other means of safe fire escape have been considered and explored and this is the option which allows for minimal adjustment to the structure/fabric of the building.</p> |

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| <p>curtilage of a listed building. The barn is constructed of stone with a red clay pantile roof and forms the western side of the farm yard. The garage behind this will also be converted to form additional space.</p> <p>-The barn, adjacent to the barn to be converted, has already been converted by the applicant. The applicant has since had a change in circumstance and requires additional ancillary space for her growing family.</p> | <p>the event of a fire.</p> | <p>the barn needs to be utilized to its optimum viable use-this is only achievable if it is safe and habitable.</p> <p>- The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.</p> |  |
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