

30th June 2020
Our Ref: LS/8564

Planning Department,
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNP

01/07/2020

Dear Sirs,

Re: - Planning Application for Barn Conversions, Green Hills Farm, Robin Hood's Bay, Whitby

In line with recent pre application advice from Mr Chris France in a letter dated the 15th June 2020 a planning application has been submitted online.

Unfortunately the applicant has serious time constraints and validation at your earliest possible convenience would be greatly appreciated.

The Bat, Breeding Bird and Barn Owl Scoping Survey has been included at this time to assist with the application process. An emergence survey is necessary which will be undertaken in July by MAB Ecology. This will be available within the period for determination of the application for review and consideration.

I would be grateful if you could confirm receipt of payment and validation of the application at your earliest opportunity. If you have any queries or require any further information please do not hesitate to get in touch.

Yours sincerely,

Louis Stainthorpe
Chartered Building Surveyor
BSc (Hons), MRICS, RICS Registered Valuer, MCABE
CC Mr and Mrs Sheveling

NYMNPA

01/07/2020

DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED BARN CONVERSIONS
GREEN HILLS FARM
ROBIN HOOD'S BAY
WHITBY
YO22 4PJ

APPLICANTS: MR I J & MRS R E SHEVELING

DATE: 26th JUNE 2020

OUR REF: 8564

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr & Mrs Sheveling of Green Hills Farm, Robin Hood's Bay, Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 This application falls within the North York Moors National Park for planning jurisdiction. The barns are not listed buildings nor within a designated Conservation Area. As such planning permission is sought under the Town & Country Planning Act 1990.
- 1.4 The proposal is the conversion of two detached traditional barns for dual use purpose of holiday letting and occupation through local occupancy restricted persons.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposed development consists of the following elements:-

Barn Conversions

- Conversion of existing traditional rural barns with a dual use of both holiday letting and occupation by qualifying persons under local occupancy restrictions.

Access Track

- It is proposed to re-establish and extend an access track leading to both barns. This is Graystone Barn (Barn A) and the detached Barn B as shown on the existing and proposed plans prepared.
- The majority of the access track follows the route of a previous track.

3.0 PURPOSE OF STATEMENT

- 3.1 This statement has been prepared to assist the North York Moors National Park in understanding the proposals put forward. The statement clearly sets out each element of the proposal in a constructive manner enabling those assessing the application to understand the reasons behind design decisions and how the proposals are supported by planning policy.

4.0 PLANNING HISTORY

- 4.1 A check with the North York Moors National Park online planning explorer has revealed no direct planning history for the two barns in question.
- 4.2 There is however some planning history with regards to the Green Hills Farmhouse under reference NYM/2017/0076/FL. This relates to extensions and general modifications/improvement but this is not relevant in this instance as the farmhouse is sufficiently away from the barns to not need consideration. The application was approved with conditions on 28/03/2017.

5.0 RELEVANT CASES WITHIN THE NORTH YORK MOORS NATIONAL PARK

- (i) NYM/2020/0116/FL
High Farm, Scar lane, West Barnby. Conversion of redundant agricultural buildings to form 3No. holiday letting cottages and 6No. en-suite units of ramblers accommodation with communal facilities together with associated parking. Approved with conditions on 19/06/2020.
- (ii) NYM/2020/0024/FL
Westbanks Farm, Bank Lane, Glaisdale. Conversion of outbuildings to form 2No. holiday letting cottages and change of use of agricultural shed to amenity/games room area. Approved with conditions on 25/03/2020.
- (iii) NYM/2019/0846/FL
Lease Rigg Farm, Lease Rigg, Grosmont. Conversion of adjoining buildings to form 2No. holiday cottages. This was approved with conditions on 01/05/2020.
- (iv) NYM/2019/0713/FL
Lane Farm, The Lane, Glaisdale. Conversion of and extension to a barn to form 1No. local occupancy dwelling tied to the business. This was approved with conditions on 26/02/2020. This included a rear extension to the barn.

The above examples demonstrate the breadth of different types of conversions. This proposal has a reliance on the emerging North York Moors National Park Emerging Policies and the new Local Plan that the authority is planning to adopt at the National Park Authority/AGM Meeting on 27/07/2020. This specifically relates to Policy CO12 – Conversion of Existing Buildings in Open Countryside.

6.0 SITE CONSTRAINTS

- 6.1 Review of the Magic Map at defra.co.uk has revealed there is no presence of a site edged in red in terms of the habitat. The site area falls under the reference of Other – National Habitat Network. This is a special data set that simply describes the geographic extent and location of habitat networks of 18 priority habitats based primarily, but not exclusively, on the priority habitat inventory with additional data added in relation to habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones. The sites fall within the network enhancement Zone 1.
- 6.2 As this proposal does involve any re-modelling or changes to the actual landscape, there is no necessity to include any design proposals or appraisal of impact in this respect. The conversion of the barns will involve no serious landscape changes, simply the reinstatement of a track with extension down to Graystone Barn plus patio/ and path areas.

7.0 FLOOD AND RADON RISK

- 7.1 According to the Environment Agency Flood Risk map, both barns are not in an area that is at risk of flooding.
- 7.2 In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. The barns are not in an area affected by radon.

8.0 THE SITE

- 8.1 The application site is within the North York Moors National Park. The site is located on the south facing slopes of Green Hills Farm on the outskirts of the village of Robin Hood's Bay. At this point the land slopes down towards the coastal verge but is separated by a number of dwellings and the cinder track that was the former railway line. Uses in the vicinity are primarily residential with one or two industrial uses to the north but these are relatively small scale.
- 8.2 The village of Robin Hood's Bay and the farm itself sit on the east coast of North Yorkshire between the towns of Whitby and Scarborough. The village of Robin Hood's Bay lies approximately 4 miles south of the popular coastal town of Whitby. Access to the barns is currently through the fields either from Smay Lane, where there are various gated access points, or from the end of Elm Grove where there is a field gate.
- 8.3 The surrounding topography is sloping ground made up of agricultural fields that have been planted with grape vines three years ago. Fields are generally delineated by native species hedges.

- 8.4 The village of Robin Hood's Bay has a depth of history that revolves around fishing on the Heritage Coast. Over more recent decades the village has become very popular with visitors given its high landscape value and considerable depth of character with its buildings and topography. A considerable number of cottages in the lower part of the village are listed.
- 8.5 The property is within the North York Moors National Park but outside the designated Conservation Area of Robin Hood's Bay. In the past the area has been utilised for open quarrying, mainly to the north and north east. This was at Ness Quarry that was serviced through Bay Ness Farm however this use has now ceased.
- 8.6 The landscape changed dramatically in the later part of the Victorian period with the introduction of the railway line. Robin Hood's Bay had its own station. The upper section of Robin Hood's Bay saw a lot of development during this time with terraces of brick built houses in close proximity to Graystone Barn. In addition a water tank was built to the east of the barn that linked to a reservoir to the north east. This was installed by the Robin Hood's Bay Waterworks Company.

9.0 **THE PROPOSAL**

- 9.1 Conversion of two barns with a dual use. These are: -
- Holiday letting
 - Local occupancy restricted residential use
- 9.3 The conversion designs are very much based on the North York Moors National Park Design Guide Part 4 – The Reuse of Traditional Rural Buildings, plus the advice already received from the Planning Director Mr Chris France in pre-application discussions.
- 9.4 The general design principles from Design Guide Part 4 have been adopted to ensure sensitive schemes of conversion. These are set out below: -
- The basic shape and traditional design of the original buildings has been respected.
 - Minimal alterations to external walls. To the stone elevations no changes proposed with only existing openings used.
 - The character of the roofs has been maintained with use of traditional coverings, no changes in the roof lines and inclusion of appropriate size conservation grade roof lights.
 - Purpose made timber joinery incorporated into openings that reflects the design of existing joinery detailing where still in position.
 - Areas surrounding the barns not defined by boundaries to maintain the open aspect.
 - In both cases the existing buildings dictate the nature of the conversion.
 - Internal layouts are simple, designed around existing elements and respect existing features.
- 9.5 No additional external openings are proposed in line with design guidance. Traditional detailing has been retained with sensitive detailing of windows, doors and rainwater goods. There are no defined curtilages or associated outside structures. External landscaping or

provision of pathways/patios has been minimised with no boundary features. Both the access track and parking areas will have permeable surfaces. Modest section of timber decking included in the design of Barn B to the south. This has no handrail and set just above ground level. In the wider landscape this will not be visible.

- 9.6 With Barn B, the existing light weight structure to the south has been included within the conversion as per advice from the Planning Director during the site visit. There appears to have been various structures at this position over time that have been added to and improved upon. The proposals involve refining the roof line which exposes a larger section of the main traditional gable as an enhancement. Reducing the scale of this element enhances the stone built barn it is attached to. The proposed structure retains the light weight subservient appearance in terms of timber panelling around a timber frame.
- 9.7 The design drawings clearly demonstrate the existing and proposed arrangements and where necessary have incorporated revised roof and first floor structures that will strengthen and safeguard the existing walls. With Barn B the east wall is fragile needing partial reconstruction with an improved internal intermediate floor and roof structure to restrain/tie the head of the wall in position. This will prevent any further movement and safeguard the building for the long term.

10.0 ACCESS

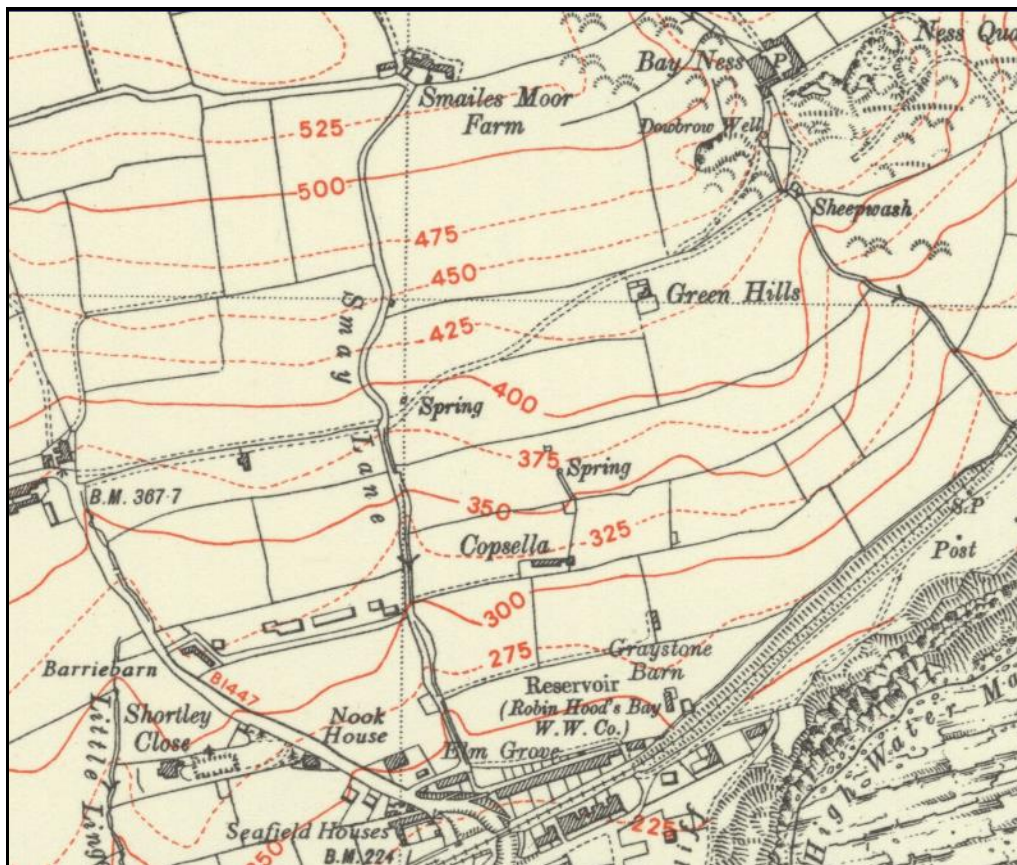
- 10.1 Access to the barns is proposed by a twin trod access track from Smay Lane. There is already an existing gated entrance at this position. Although this is overgrown, it will be fully cleared and the adjacent hedges trimmed back to facilitate visibility.
- 10.2 The access track is shown on the proposed plans. This will run to the north side of an existing hedgerow at a position where a track has been in the landscape since Ordnance Survey map records began. OS mapping data from 1892, 1910, 1926, 1950 and 1958 clearly show a track at this position that lead to Barn B. A small extension to the track is proposed leading southwards down to Graystone Barn to prevent the need for any other further access tracks to this conversion. Below are a few of the old mapping images to help demonstrate. It appears that the track was not utilised as heavily meaning it was less visible in the landscape. The result of this is that in more recent Ordnance Survey maps, say from the 1970's, the track was not recorded. Such detailing as a whole on OS maps from the last 40/50 years has diminished. The track was no longer defined but gaps in hedgerows still remain where the track ran.
- 10.3 In line with other applications approved the twin trod format of compacted permeable stone with a grass centre will be utilised with then permeable surfaces for the car parking areas.

OS Six-inch England and Wales, 1849



OS 25 inch England and Wales, 1910



OS Six-inch England and Wales, 1950**11.0 LANDSCAPING**

- 11.1 The landscape around the barns is made up of agricultural grass fields that have been planted with vines. There many hedgerows generally with native species hedges and a few trees. To the immediate south against the railway line are a number of allotments being utilised by local residents.
- 11.2 In line with pre-application advice there will be no defined curtilages and boundaries created around the barns. It is also not proposed to plant any new trees or create any bunds as these will be incongruous with the surroundings. These barns have been in position for at least 160 years therefore there is no necessity to provide planting or screening. They are an integral part of the character of the area. Additional planting will only draw attention and diminish their setting.
- 11.3 The paths and patio areas are proposed in reclaimed York Stone flags with compacted limestone for parking areas. These materials are wholly appropriate for the area. Beneath the deep vegetation to the perimeter of the barns there is evidence of some stone flag paths and steps.

12.0 FOUL AND SURFACE WATER DRAINAGE

- 12.1 Surface water generated from the roofs of the conversions will be channelled to soakaways that are suitably distanced away from the footprint of the buildings into the adjacent fields. Foul water is to be connected to mains drainage at the rear of Elm Grove as shown in the proposed plans.

13.0 PLANNING POLICY

- 13.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. This document is a continuation of the provisions of the Town & Country Planning Act 1990. This therefore gives statutory force to a plan led system of development control.
- 13.2 Planning applications must therefore be determined in accordance with the approved Development Plan unless there are clear and demonstrable material considerations that indicate otherwise.

EMERGING NORTH YORK MOORS NATIONAL PARK LOCAL PLAN

- 13.3 Item 2.32 under the heading - Portrait, Vision and Objectives makes specific reference to tourism and recreation. It states the following- The North York Moors is a very popular destination for visitors and tourists. Tourism and recreation play a very important role in the economy with the National Park and its hinterland, supporting 10,923 jobs and creating £647 million a year in income. It then specifically highlights that the challenge is as follows- 'Tourism recreation is the largest component of income within the National Park and will remain key to future prosperity. Policies need to respond to an evolving and expanding tourism market whilst conserving and enhancing the very assets that lead to its popularity as a place to visit.' In this instance the proposals involve use of existing structures with sensitive conversion in line with National Parks guidance that will for many years to come support tourism.
- 13.4 Under paragraph 2.39- Objectives for the North York Moors National Park Local Plan, Item 11 states- Support tourism and recreation enterprises which do not detract from the National Parks special qualities which contribute to the local economy. Although this proposal is not a specific tourism enterprise as part of the dual use it is for tourist accommodation and will also provide local jobs in terms of undertaking the conversion works and for maintenance/cleaning going forward.
- 13.5 Core Policy C- Quality and design of development, has been considered in full. The proposals set out therefore satisfy this policy in terms of their high-quality design utilising good quality materials and design details that reflect and compliment the architectural character and form of the original buildings. Minimal changes planned externally with no defined curtilages.

- 13.6 Policy BL6 - Tracks, stipulates the following: - Proposals to install, alter or extend tracks will only be permitted where-
1. The scale and alignment of the track and the proposed materials will not have an adverse impact on the landscape and the special qualities of the National Park.
 2. There is compelling evidence of the need for a track to directly support an established agricultural or forestry use and the scale and nature of the development is commensurate with that need.
 3. It is demonstrated that no existing roads or tracks are suitable and that alternative arrangements can not be made to meet the identified need for the track.
 4. It can be demonstrated that there will not be an unacceptable impact on any known historical or architectural features.
 5. Work will not adversely affect the ecological assets, including impacts arising from habitat loss, drainage or disturbance. Where appropriate Environmental impact assessment and habitat regulation assessments will be required- and
 6. Appropriate design, construction methods and materials are used to reduce the visual impact of the track on the wider landscape.

13.7 In this instance a track is proposed with the vast majority being at the position of a track that has been recorded on Ordnance survey mapping information from 1850. There is a slight extension of the trackway between Barns A and B utilising a traditional twin trod approach. It is anticipated that Graystone Barn was accessed by a track running parallel with Elm Grove as seen on the 1849 OS map. The Elm Grove roadway could be used to access Graystone Barn but it would still need a track adding from the field gate. Using Elm Grove would also have an impact on the nearby residents. Extending the old track between the barns is the best option.

13.8 The key emerging policy for the proposals is Policy CO12 - Conversion of Existing Buildings in Open Countryside. This states: -

Conversion of existing buildings in Open Countryside will only be permitted where:

1. The building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park;
2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report;
3. The building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings;
4. The building has reasonable access to necessary infrastructure, services and facilities;
5. The proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials;

6. The proposed use does not lead to changes, for example, in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape;

7. The building is located within an existing group of buildings that have a close physical and visual relationship to each other; and

8. The proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.

The proposed use should be the optimum viable use consistent with the building's conservation and the requirements of Policy ENV11 Historic Settlements and Built Heritage must also be met. New uses for rural buildings that may be permitted under this policy are:

a. Employment, education or training; or

b. Holiday accommodation or permanent residential use, where there is an existing residential unit within the group of buildings. In the case of permanent residential accommodation a local connection condition will be applied; or

c. Tourism facilities; or

d. Community facilities, in exceptional circumstances and where the proposal meets the requirements of Strategic Policy L; or 107

e. Purposes incidental to the residential use of the dwelling, including residential annexes, where the building is located within the immediate curtilage of an existing dwelling. The requirements of Policy CO18 should also be met.

13.9 The housing policies guide flow chart for open countryside development stipulates the following- 'Conversion/reuse. Local needs housing through the conversion of an existing building, or variation of condition from holiday use to independent local connection house.' This is why a dual use is being proposed.

13.10 It is confirmed that the buildings do contribute to the character of the local built environment and reflect the vernacular architecture of the North York Moors and are worthy of conversion. The majority of the criteria in Policy CO12 are satisfied by the proposals and have received positive pre-application feedback.

14.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF-2019)

14.1 Over the past 10 years there has been a key change in terms of planning legislation and policies. The NPPF was originally published by the UK's department of Communities and Local Government in March 2012 consolidating over two dozen previously issued documents called Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) for use in England.

14.2 The NPPF has been revised with the latest revision published in January 2019. The aim of this document is to provide a framework to which policy is set.

- 14.3 Paragraph 7 of the NPPF states that 'At a very high level, the objective of a sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'
- 14.4 Under paragraph 8 it is highlighted that the planning system has three overarching objectives, which are inter dependant and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- A) an Economic objective
 - B) a Social objective
 - C) an Environmental objective
- 14.5 The application in question satisfies these objectives in many different ways. From an economic perspective the application supports the local economy as the applicant utilises local builders for all the works he carries out thus securing employment for a number of builders for at least 12 months. One of the dual uses, as holiday letting supports tourism and leisure in the area and provides local jobs in terms of cleaning and maintenance.
- 14.6 In respect of a social objective, the dual use including local occupancy restricted letting has the potential to help the local community bringing social and cultural wellbeing. Occupancy restricted letting of this type is few and far between in the National Park.
- 14.7 From an environmental perspective there is no adverse impact from the conversions and the works actually safeguard currently unprotected traditional farm buildings, that if left will deteriorate and could be lost. Without an economically viable use such buildings are being left to deteriorate.
- 14.8 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up to date development plan without delay or where there are no development plan policies or the policies which are most important to determine applications are out of date, granting permission unless-
- Item 1. The application or policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Item 2. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.
- 14.9 Paragraph 38 advises that 'Local Planning Authorities should approach decisions on proposed development in a positive and creative way... to secure developments that will improve the economic, social and environmental conditions of the area'.

14.10 Paragraph 83 highlights that planning policies and decisions should enable-

- Item A- The sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well designed new buildings.
- Item B- The development and diversification of agricultural and other land based rural businesses.
- Item C- Sustainable rural tourism and leisure development which respect the character of the countryside- and
- Item D- The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

15.0 **Pre-Application Feedback**

15.1 Pre-application feedback received from the planning director Mr France following an onsite meeting. Feedback is set out below-

'The two traditional barns on the property appeared to be in relatively good condition and as fine examples of vernacular agricultural buildings represent non-designated heritage assets which therefore have some significance. They would thus benefit from a new use that safeguards their long term appearance and character. Policy does generally preclude the conversion of "stand alone", isolated field barns owing to the likely intrusive nature of a new use into a remote landscape location, however, seen in the context of an existing enterprise as these are, I would support their sensitive conversion to holiday units as part of the vineyard business. New Local Plan policies SPJ, Tourism and Recreation, UE1, Location of Tourism and Recreation Development and CO12, Conversion of Existing buildings in open countryside are relevant to this use provided they were tied to the land unit/business in order that they can be adequately managed from the main farmhouse. In other cases, policy support would only be forthcoming for buildings that are part of a group and where there is an existing residential unit from which they can be managed. Owing to the exposed and isolated location of these barns a permanent residential use would not be supported because of the additional physical changes and impact that a dwelling would have on this open landscape.

As discussed we would require a very high quality conversion scheme, resulting in as little external change as possible both to the physical structure and appearance of the buildings and also their surroundings, which would preclude any defined curtilage or associated outside structures.'

15.2 The proposals have been shaped by the advice given therefore should be received positively by the North York Moors National Park.

16.0 Conclusion

- 16.1 The proposals put forward satisfy the North York Moors National Park planning policies and are supported in principle by the NPPF (January 2019). The development utilises existing buildings and re-establishes an access track from Smay Lane that has been in position for at least 160 years. The buildings are capable of conversion without substantial reconstruction as proven by the structural survey reports.
- 16.2 The proposals are of an appropriate scale, including the use of good quality materials and of a high quality of design. The proposals are compatible with and can be accommodated on the farm without harm to the character of the locality and without detracting from the local landscape.
- 16.3 Taking account of the above, the development is considered to accord with the policies of the development plan due to be adopted in July and it is requested that planning permission should be granted.

Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Bell-Snoxell Building Consultants Ltd

Appendix 1: - Photographs and illustrations

Appendix 1: Green Hills Farm, Barn Conversions



Photo 1 Graystone Barn (Barn A)



Photo 2 South gable to Graystone Barn

Appendix 1: Green Hills Farm, Barn Conversions



Photo 3 East elevations of Graystone Barn



Photo 4 Existing rooflights to one of the roof slopes of Graystone Barn.

Appendix 1: Green Hills Farm, Barn Conversions



Photo 5 Graystone Barn north gable and west elevation.



Photo 6 South gable and timber framed lean to of Barn B

Appendix 1: Green Hills Farm, Barn Conversions



Photo 7 West elevation of Barn B.



Photo 8 East elevation of Barn B. Note cracking to wall where structural improvements recommended to the intermediate floor and roof structure after a section is rebuilt.

Bat, Breeding Bird and Barn Owl Scoping Survey

Greenhills Farm, Robin Hood's Bay

June 2020

NYMNP

01/07/2020



Environment & Ecology Ltd

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Bat, Breeding Bird and Barn Owl Scoping Survey: Greenhills Farm 2020

Author	Ione Bareau MCIEEM	
Status	Date	Checked by:
Final	30/06/2020	Giles Manners MCIEEM

Site:

Greenhills Farm
Robin Hood's Bay
Nr Whitby
YO22 4PJ

Dates:

Scoping survey: 25/06/2020

Client's agent:

Bell Snoxell Building Consultants Ltd
Mortar Pit Farm
Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

Planning Authority:

North York Moors National Park Authority

Our ref:

2020-933

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1 Summary

A bat, breeding bird and barn owl scoping survey was carried out on two barns at Greenhills Farm. Planning permission is being sought for conversion of the barns to holiday/residential use.

The barns are located in an area of moderate quality bat foraging habitat; though fairly exposed due to proximity to the sea.

During the inspection, no signs of bats were found, but both the buildings contain areas of potential bat roost habitat that could be utilised by crevice and void dwelling bats. Additionally the wooden first floors were damp and so access was not possible.

Due to the location of some crevices and the presence of lath lined roofs, we cannot at this time rule out bat use of these areas. Emergence surveys within the peak season (mid-May-August) will be required, in order to complete an assessment of bat use of the buildings.

Barn swallows have nested in the past in Barn 1 and are nesting within Barn 2. It is recommended that work is timed to avoid disturbance to nesting birds. If this is not possible, then a check should be made prior to work commencing.

There is evidence of regular use of Barn 1 by roosting, but not nesting barn owl. Permanent provision for barn owls will therefore be included as part of the development. Section 9 sets out a method statement to minimise disturbance to barn owl during works.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Bell Snoxell Building Consultants Ltd to undertake a bat, breeding bird and barn owl scoping survey on two stone barns at Greenhills Farm. Planning permission is being sought for conversion of the barns to holiday/residential use.

The barns (Barn 1 and Barn 2) are located in open fields approx. 50m to the north-east of Robin Hood's Bay. (Central grid reference: NZ95220567). The location of the site is shown on **Error! Reference source not found.**, below

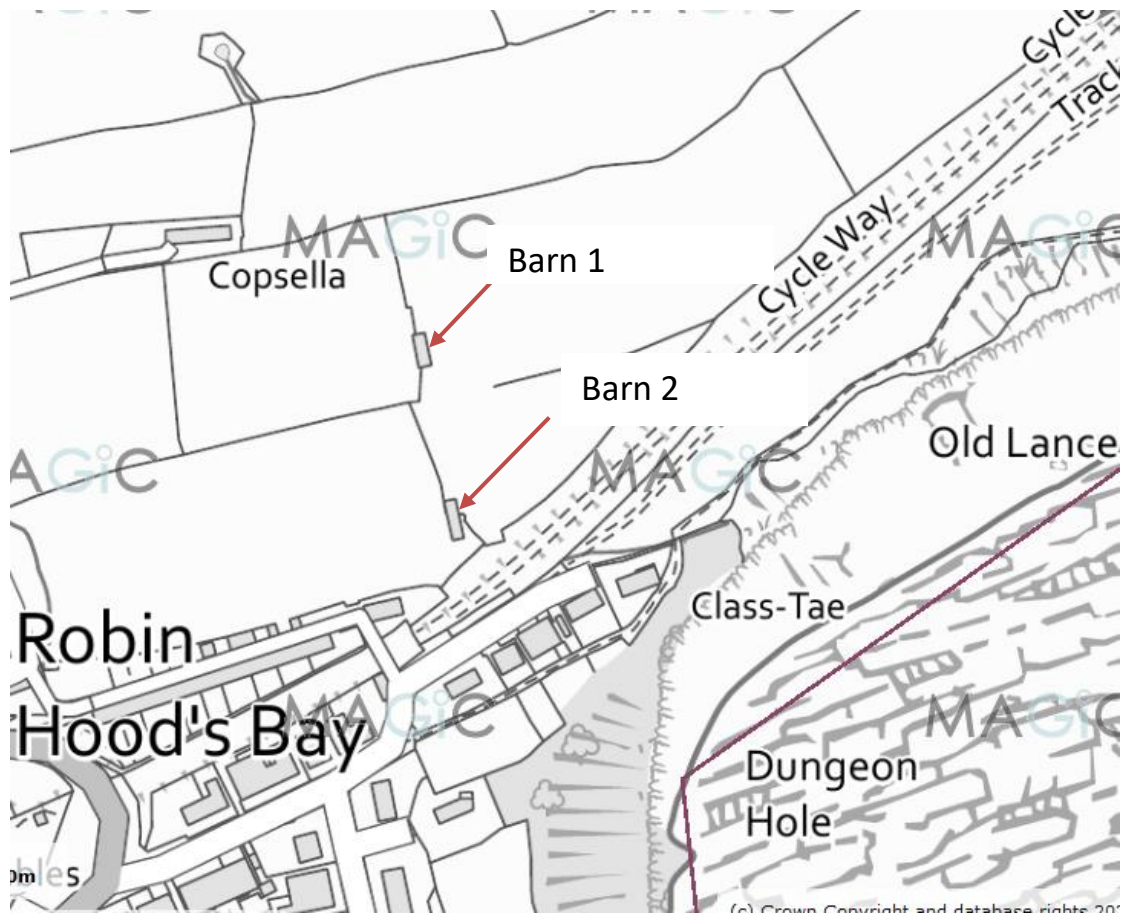


Figure 1 Site location plan

The report was written by lone Bateau MCIEEM of MAB Environment and Ecology Ltd.

The report's primary objective is to provide an impact assessment for the development on bats, define any necessary mitigation proposals, and to assess the

requirement for a Protected Species Licence. A secondary objective is to assess potential impact on breeding birds.

3 Methodology

3.1 Desktop study

3.1.1 Bat roost records for a 2km radius around the site were commissioned from the North Yorkshire Bat Group (NYBG).

3.1.2 Aerial imagery from Google Earth and 'MAGIC' government website were used to assess the location of the site and the surrounding habitat for value to bats. This includes proximity of the site to good bat foraging habitat such as woodland and water bodies and if the site is linked to such habitats by linear features like hedgerows, woodland edges or rivers which bats use to commute around the environment.

3.2 Field survey

3.2.1 The site was surveyed by Ione Bateau MCIEEM a director of MAB Environment & Ecology Ltd since 2006. Ione holds a Class Survey Licence WML CL15 (volunteer bat roost visitor Level 1) and WML CL18 (Bat Survey Level 2) – registration number 2015-13361-CLS-CLS. Ione is licensed by Natural England to survey for GCNs (CL08 Great Crested Newt Class 1, Registration number 2015-19109-CLS-CLS). The surveys were carried out in accordance with the Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).

3.2.2 The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power), binoculars, ladders, and a flexible endoscope (a Sea Snake LCD inspection scope). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, grease marks, dead bats, and the sounds / smells of bat roosts.

3.2.3 The buildings were assessed for their degree of potential to support roosting bats. This includes assessing the building design, materials and condition.

Bat, Breeding Bird and Barn Owl Scoping Survey: Greenhills Farm 2020

Colour code	Bat roost potential.	Roosting habitats	Commuting and foraging habitats
	Confirmed	Signs of roosting bats present (e.g. entry / exit points, accumulated bat droppings, visible bats).	
Red	High risk	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p>
Amber	Moderate risk	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only-the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	<p>Continuous habitat connected to the wider landscape that could be used by bats for commuting such as a line of trees and scrub or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>
Yellow	Low risk	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. Unlikely to be suitable for maternity or hibernation)	<p>Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. Not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable but isolated habitat that could only be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Green	Very low risk	All potential bat roost habitat <i>comprehensively</i> inspected and found to be clear of past or present bat usage.	
Grey	Negligible risk	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

Table 1: Guidelines for assessing the suitability of proposed development sites for bats. Adapted from BCT Bat surveys for Professional Ecologists, Good Practice Guidelines 2016.

3.2.4 All signs of breeding bird activity and barn owl (*Tyto alba*) activity were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally, summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

4 Constraints

The buildings were semi derelict and wooden floors were damp and missing so first floor access was not possible.

5 Site Description

The site consists of two stone barns set in vineyards. Buildings are fully described in Section 6.



Figure 2: Aerial view of site. Buildings included within the scope of the survey are outlined red.

6 Results

6.1 Desktop study

The site is located in an area of medium -quality bat foraging habitat. The site is rural and surrounded by a mixture of permanent pasture with hedges. To the east is the sea and the position is fairly exposed.

6.1.2 Bat Group records

Records returned from the North Yorkshire Bat Group do not contain any for the site itself. Records show fairly low species-diversity in the area with just common and soprano pipistrelle, whiskered and brown long-eared bats recorded within 2km of the site.

Species	Site	Gridref	Quantity	Date	Comment
Whiskered Bat	Fylingthorpe Hall, Robin Hood's Bay	NZ944049		29-Apr-04	Bat in sink
Common Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045		24-Jun-09	Foraging
Common Pipistrelle	Raw, Whitby	NZ935055		15-May-15	In flight
Brown Long-eared Bat	NZ935055	NZ935055	1	03-Sep-14	Roost
Soprano Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045	1	24-Jun-09	In flight
Pipistrelle species	Fylingthorpe School	NZ944052		30-Jul-04	Roost
Pipistrelle species	Brook Cottage, Raw, Robin Hood's Bay	NZ940061		13-Sep-06	Bat inside building
Pipistrelle species	NZ935055	NZ935055	3	03-Sep-14	Roost
Unknown	Thorpe Hall, Fylingthorpe	NZ944049	1	28-Aug-02	Bat in house
Unknown	Station House, Fylinghall, Fylingdales	NZ948053		08-Sep-99	
Unknown	Fylinghall School	NZ937043	80	04-Jul-03	Maternity roost
Unknown	Fylingthorpe Church	NZ943049		1992	Roost
Unknown	Hillside Bungalow, Fylingthorpe	NZ936045		02-Mar-09	Roost
Unknown	Farfield, Mount Pleasant South, Robin Hood's Bay	NZ951054	1	25-Apr-08	Bat seen in loft space

Bat, Breeding Bird and Barn Owl Scoping Survey: Greenhills Farm 2020

Unknown	Boggle Hole Youth Hostel	NZ953040		28-Jun-14	Roost
Unknown	NZ935055	NZ935055	4	16-Sep-14	
Unknown	Bungalow at Mill Beck Farm, Robin Hood's Bay	NZ9519403776	19	Jul-14	Roost

6.2 Visual inspection



Figure 3: Scoping survey results summary

Building ref.	Description	Features with potential bat roost habitat (PBRH).
Barn 1 Low risk	<p>One-storey traditional stone barn with clay pan tiles and a stone ridge. A wooden/asbestos lean to has been added. The building is dilapidated with water ingress and pan tiles missing in places. Crevices are evident between the stone blockwork. Roof is lath lined. Floor of the barn is covered in straw and access to partial wooden first floor was not possible for safety reasons. No signs of bat use evident.</p> <p>One disused swallow nest. Evidence of occasional roosting by barn owl in stone barn and more streaking and pellets in wooden/asbestos lean to.</p>	<p>Multiple access points into building and under roof. Potential for void use.</p> <p>No signs of bat use evident.</p>
Barn 2 Low risk	<p>A second traditional one storey stone building, divided into 3 sections. The main part is brick lined internally with a modern wooden lath roof lining and timber ridge beams. This building is less dilapidated than Barn 1 but there is still water ingress via missing pan tiles. Potential access for bats under tiles and via window and door openings. One of the sections has a wooden dovecote with access externally. There is a partial timber floor which was inaccessible.</p> <p>3x swallows nest with signs of recent use (droppings). A couple of barn owl pellets internally.</p>	<p>Multiple access points into building and under roof. Potential for void use.</p> <p>No signs of bat use evident.</p>

Site photographs



Photo 1 Barn 1 showing missing tiles



Photo 2 Stone ridge tiles



Photo 3 Masonry crevices



Photo 4 Wooden lath lining and wood floor



Photo 5 Barn owl pellets



Photo 6 Barn owl streaking in lean to



Photo 7 Barn 1



Photo 8 Barn 2



Photo 9 Inside Barn 2



Photo 10 Gaps at eaves in Barn 2



Photo 11 Swallow nest



Photo 12 Wooden dovecote



Photo 13 Access holes to dovecote



Photo 14 Barn 2



Photo 15 Barn 2



Photo 16 Barn 2

7 Discussion and analysis

The site is located in an area of moderate -quality bat foraging habitat and the buildings are likely to be of value to bat species as a roosting site. Suitable habitat for both crevice and void dwelling bats was identified during the visual assessment in both barns; though no evidence of bats was found. The wooden floor was inaccessible which may have meant evidence was missed and ground floor was straw lined which would have obscured evidence.

An emergence survey within the peak season (mid-May-August) will be required, in order to complete an assessment of bat use of the buildings.

Barn swallows are nesting within Barn 2. It is recommended that work is timed to avoid disturbance to nesting birds. If this is not possible, then a check should be made prior to work commencing

There is evidence of regular use of Barn 1 by roosting, but not nesting barn owl. No signs of nesting barn owl were found.

8 Impact assessment

In order to complete this assessment a summer emergence survey should be carried out (see Section 9).

Impact on bats	Impact on roosting habitats
Physical disturbance	Modification of access point to roost either physically or through, for example lighting or removal of vegetation.
Noise disturbance through, for example increased human presence or use of noise generating equipment.	Modification of roost either physically, for example by roof removal, or through, for example, changed temperature, humidity, ventilation or lighting regime.
Injury/mortality (e.g. in roost during destruction or through collision with road/rail traffic)	Loss of roost.

Table 2: Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016).

There will be a loss of barn swallow nesting habitat. There is also a risk of harm or disturbance to nesting birds if work is carried out where active nests are present.

There will be a loss of barn owl roosting habitat.

9 Mitigation & Compensation

9.1 Method Statement

Bats

9.1.1 Prior to the commencement of any works to areas where potential bat roost habitat has been identified, bat emergence surveys, in line with current Bat Conservation Trust Good Practice Guidelines will be carried at the appropriate time of year (May-August) and in suitable weather conditions.

9.1.2 If any roosting bats or evidence of roosting is found to be present, further advice will be sought regarding the need to apply for a European Protected Species Licence (EPSL). If an EPSL is needed, no work shall take place until this has been obtained.

Breeding birds

9.1.3 A pre-works check of the site should be undertaken before work commences to check for the presence of nesting birds. If any active nests are found, then work to those areas should be delayed until after any chicks have fledged.

Barn Owls

9.1.4 A barn owl box should be installed to provide alternative provision whilst work is being carried out on site and to ensure that habitat is always made available. The box should be installed in a suitable location within 200m of the development site, away from disturbance and at least 30 days prior to works on site.

9.1.5 A permanent internal barn owl nesting box will be installed within one of the buildings on site, to mitigate for the loss of barn owl nesting habitat. The nest box will be a deep nest box suitable for installation inside a barn or other building (Schwegler 23 Barn Owl Nest Box) or similar. Its location will be approved by the ecologist.

10 Information concerning bat protection and the planning system

10.1 Relevant Legislation.

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Habitat Regulations 2017.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under the Habitat Regulations 2017, it is an offence to (a) deliberately capture, injure or kills any wild animal of a European protected species (EPS), (b) deliberately disturb wild animals of any such species, (c) deliberately take or destroy the eggs of such an animal, or (d) damages or destroys a breeding site or resting place of such an animal. Deliberate disturbance of animals of a European protected species (EPS) includes in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

10.2 Licences.

Where it is proposed to carry out works which will damage / destroy a bat roost or disturb bats to a significant degree, an EPS licence must first be obtained from the Natural England (even if no bats are expected to be present when the work is carried out). The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

10.3 Planning and Wildlife.

The updated July 2018 National Planning Policy Framework (NPPF) has replaced PPS9 (Planning Policy Statement on Biodiversity and Geological Conservation) as the relevant national planning guidance in relation to ecological issues.

Paragraph 174 refers to the requirement of plans to “protect and enhance biodiversity and geodiversity” In order to do this, “plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

In paragraph 175 the NPPF indicates that “when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

The accompanying ODPM / Defra Circular 06/2005 remains pertinent; circular 06/2005 is prescriptive in how planning officers should deal with protected species, see paragraphs 98 and 99:

The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)

LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers

that they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)

The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts (ODPM/Defra Circular, para 99)

Any measures necessary to protect the species should be conditioned/planning obligations used, before the permission is granted. Conditions can also be placed on a permission in order to prevent development proceeding without a Habitats Regulations Licence (ODPM/Defra Circular, para 99).

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.

Further to NPPF and OPDM Circular 06/2005, Section 40 of the Natural Environment and Rural Communities Act (2006) states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

10.4 Legislation in relation to barn owls

Barn owls are afforded full protection under the Wildlife and Countryside Act, 1981. Their inclusion in Schedule One protects against wilful disturbance whilst an owl is at or near the nest, and makes it an offence to carry out any of the following actions:

- Killing or injuring a barn owl
- Catching a barn owl
- Taking or destroying any egg of a barn owl
- Damaging or destroying the active nest site with eggs or young or before eggs are laid
- Disturbing the dependent young of a barn owl
- Possessing, offering for sale or selling a barn owl (but see exceptions)
- Release or allow the escape of a barn owl into the wild (but see exceptions)

These actions are punishable by a maximum fine, upon conviction, of £5,000.

Nesting has been recorded in every month of the year.

Protection is also given under the Countryside and Rights of Way Act, 2000 against reckless disturbance whilst nesting.

Because of recent declines in numbers, and concern over their current status, barn owls are also listed in the EC Birds Directive and Appendix II of the Bern Convention. They are an Amber Listed species in “Birds of Conservation Concern” (RSPB).

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Mr I J & Mrs R E Sheveling
Green Hills Farm
Robin Hood's Bay
Whitby
YO22 4PJ

NYMNPA

01/07/2020

Dear Mr & Mrs Sheveling,

RE: Barn B, Green Hills Farm, Robin Hood's Bay, Whitby

Further to your recent instructions in respect of the above we have now visited the above mentioned property and can respond as follows.

Description:

The property comprises a detached traditionally constructed building on the south facing slope of Green Hills Farm with the surrounding fields, that were grass for many years, recently planted as grape vines.

The structure appears to date back to the early to mid Victorian period with the majority built in a conventional traditional manner with solid walls and timber roof structure. The south section is a more light weight agricultural specification formed in vertical timber posts with timber framework and a lean-to roof finished with corrugated sheeting. Elevations are in timber cladding.

The construction is described below:-

Walls – The main barn walls are traditional in solid stone. This has a coursed outer leaf of stonework with an inner more random laid stone with a rubble fill. The light weight lean-to aspect to the south has a series of vertical posts with generally vertical cladding but some elements of horizontal also. The older lean-to to the north has generally slender walls with many elements 9" single skin coursed stone. The windows and door openings have stone lintels over. Projecting stone behind the gutter line.

Roof – Roofs are timber structures generally in purlins, rafters with the main section having a central truss. The covering is generally in clay pantiles with laths beneath. The covering to the light weight structure comprises Super 6 corrugated sheeting with GRP rooflights. Structure to this element is timber purlins supported off the head of the walls.

Where small sections of the original rainwater goods remain, these are in cast iron. Both gable verges are completed with sandstone copings.

Floors- Upper floor is a suspended timber arrangement with boarding over joists. Intermediate support provided by light weight timber partitioning between cattle stalls. The central truss also provides support for joist ends. Ground floor appears to be in concrete and the same is in place to the traditional lean-to to the north. The light weight structure to the south simply has a compacted earth floor.

Location:

Green Hills Farm is located on a section of sloping agricultural land that leads down to the historic coastal village of Robin Hood's Bay and towards the coastal edge where there is the former railway line (cinder track). Uses in the vicinity are primarily residential with one or two industrial uses to the north but these are relatively small scale.

The barn is located one field up from the railway and review of old historic maps clearly illustrates an access trackway leading from Smay Lane that was previously labelled as Smeath Moor Lane according to the 1849 OS data. The property and access track appear on this map at the field boundary as it currently stands.

The village of Robin Hood's Bay and the farm itself sits on the east coast of North Yorkshire between the towns of Whitby and Scarborough.

The property is within the North York Moors National Park but outside the designated conservation area of Robin Hood's Bay. In the past the area has been utilised for some open quarrying particularly to the north and north east. This was in and around Ness Quarry that was serviced through Bay Ness Farm however this use has now ceased.

When the barn was originally constructed the landscape was much different. The landscape changed dramatically in the later part of the Victorian period with the introduction of the railway line. Robin Hood's Bay had its own station. The upper section of Robin Hood's Bay saw a lot of development during this time with terraces of brick built houses including Elm Grove, Mount Pleasant East, North and South.

Condition Assessment:

The scope of this report is a limited review of the principle roof, walls and floor of the buildings that are proposed for conversion in terms of their suitability for conversion without the necessity for substantial reconstruction to meet the criteria of the North York Moors National Park Authority.

Within the current Local Plan - November 2008- Core Strategy & Development Policies, Development Policy 8 – Conversion of Traditional Unlisted Rural Buildings, paragraph 2 stipulates the requirement that the building is in structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineers report. In addition, the emerging policy CO12 – Conversion of Existing Buildings in Open Countryside under paragraph 2 notes the building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineers report.

As part of this assessment it is also to consider any local environmental factors or other known land instability issues. Within the immediate area of the barn there are no known issues of land instability. The property is sufficiently away from the coastal verge and is not of any immediate danger from coastal erosion or similar related issues.

The structure of the barn has been weakened by deterioration of the roof structure, the end bearing point of the truss to the east (adjacent the door entrance) has caused the walling at this position to spread outwards in a defect that is known as roof thrust. Movement is currently 40-50mm and has adversely affected approximately 50% of the east elevation in terms of cracking and distortion.

To the west some slight staggered cracking through the mortar joints to the upper courses where the elevation meets the traditional lean-to to the north. This is as a direct result of corrosion of the gutter spike brackets that are expanding and cracking apart the masonry they are set into.

The ridge line has dipped significantly towards the southern end due to decay and failure of a purlin where some historic repairs have been undertaken. Part of this movement is also linked to the roof thrust to the east.

To the traditional lean-to structure (to the north) the roof is approximately 70% incomplete due to collapse however the remaining perimeter walls are relatively straight despite their slender construction.

To the light weight element to the south the structure is straightforward and in sound robust condition.

The upper flooring internally is weak due to wood boring beetle activity which also affects the roof timbers and other joinery aspects. There is decay to a number of the joists.

It is positive that the walls themselves show no signs of any settlement or subsidence in terms of any ground related issues. The principle movement to the east will involve reconstructing around 50% of this particular element and improving the roof structure. The best technique to utilise on the roof would be a ridge beam and or purlins spanning between the load bearing gable structures. The provision of an intermediate floor between ground and first floor accommodation internally would help tie the side walls together and safeguard the future of the structure as a whole.

The roof to the traditional lean-to element requires renewal in full.

The floor is of basic construction in terms of a thin layer of concrete and will have no form of any damp proof membranes. Renewal with modern construction techniques including a ground bearing floor slab, insulation and membranes and potential with a heated screed would be the best route forward.

Conclusion:

This inspection is concerned with the structural aspects of the building, such as walls, floors and the roof. We have not concerned ourselves with details of other elements such as doors, windows, general joinery or services.

We have not inspected parts of the structure that are covered, unexposed or inaccessible.

The overall conclusion is that the barn can be converted without the need for substantial reconstruction.

We trust that the information contained in this letter is sufficient for your requirements but if you have any queries or require further advice please do not hesitate to get in touch.

Yours Sincerely

Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, RMaPS, MBEng
Bell Snoxell Building Consultants Ltd

Mr I J & Mrs R E Sheveling
Green Hills Farm
Robin Hood's Bay
Whitby
YO22 4PJ

NYMNPA

01/07/2020

Dear Mr & Mrs Sheveling,

RE: Greystone Barn (Barn A), Green Hills Farm, Robin Hood's Bay, Whitby

Further to your recent instructions in respect of the above we have now visited the above mentioned property and can respond as follows.

Description:

The property comprises a detached traditionally built barn on the south facing slope of Green Hills Farm with the surrounding fields, that were grass for many years no planted with grape vines.

The exact age of the structure could not be clarified however review of old ordnance survey data from 1849 shows the barn in position at this time. Given the type of construction, with the walls being solid both in stone to parts but with brickwork linings, it is anticipated the age is around 1825 to 1850.

The construction is described below:-

Walls – The walls are of a solid construction throughout but these vary in terms of their thickness and materials. The principle section both gable walls are in solid stone with a width of up to 4-500mm. The side walls are finished externally with coursed stone but internally with Victorian brickwork. The extended element to the north is smaller in scale and has walls of varying thicknesses. These are all coursed stone externally some elements being only 9" thick (single leaf of masonry). This addition appears to have been added likely during the late Victorian period shortly after the original construction.

The original openings have substantial stone lintels over to support the masonry. To the east there are two old window openings that do not appear original. These simply have coursed stone over with timber framework giving support. These likely date back to around 1900-1925.

Roof – The roofs are of a timber framed construction generally in common rafters/spars extending from the ridge line to the side walls with then purlins providing support. Purlins then bear onto internal and external load bearing walls. There are a number of conventional timber trusses that extend between the side walls. The covering comprises heavy clay triple roll tiles that are utilised throughout many buildings in the area and sat directly on sawn timber laths beneath. The sawn laths again indicate Victorian construction. Gable verges are completed in sandstone copings.

Floors- The southern end of the barn incorporates a first floor area with simply joists from side to side with timber boarding over. There is then an internal door into the north section of the principle barn with a small platform. This is a hay loft. In the extended element to the north timber first floor again of a similar construction with then a shute that was likely utilised for some sort of grain or food storage purposes. The ground floors vary in construction. In the southern end the ground floor section has a solid floor that appears to be part compacted earth and other parts potentially in stone. Within the main open plan element to the north the floor is in concrete and set out as animal stalls with cast concrete troughs and dividers. The extended element floor is also in concrete.

Location:

Green Hills Farm is located on a section of sloping agricultural land that leads down to the historic coastal village of Robin Hood's Bay and towards the coastal edge where there is the former railway line (cinder track). Uses in the vicinity are primarily residential with one or two industrial uses to the north but these are relatively small scale.

The village of Robin Hood's Bay and the farm itself sits on the east coast of North Yorkshire between the towns of Whitby and Scarborough.

The property is within the North York Moors National Park but outside the designated conservation area of Robin Hood's Bay. In the past the area has been utilised for some open quarrying particularly to the north and north east. This was in and around Ness Quarry that was serviced through Bay Ness Farm however this use has now ceased.

When the barn was originally constructed the landscape was much different. The landscape changed dramatically in the later part of the Victorian period with the introduction of the railway line. The upper section of Robin Hood's Bay saw a lot of development during this time with terraces of brick built houses within close proximity to Greystone Barn together with the construction of a water tank that was linked to a reservoir to the north east.

Condition Assessment:

The scope of this report is a limited review of the principle roof, walls and floor of the buildings that are proposed for conversion in terms of their suitability for conversion without the necessity for substantial reconstruction to meet the criteria of the North York Moors National Park Authority.

Within the current Local Plan - November 2008- Core Strategy & Development Policies, Development Policy 8 – Conversion of Traditional Unlisted Rural Buildings; paragraph 2 stipulates the requirement that the building is in structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineers report. In addition the emerging policy CO12 – Conversion of Existing Buildings in Open Countryside under paragraph 2 notes the building must be structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineers report.

As part of this assessment consideration given must be given to any local environmental factors or other known land instability issues. Within the immediate area of the barn there are no known issues of land instability. The property is sufficiently away from the coastal verge and is not in any immediate danger from coastal erosion or similar related issues.

The structure of the barn is sound and has lasted remarkably well. This is testament to the quality of the original construction and the methods utilised. There is a degree of disrepair but no significant structural issues that would be classed as needing substantial rebuilding.

The roof covering, this being original is now long past its expiry date. There are patches of loose and missing tiles together with a few coping stones that have dislodged. The main high level barn for example coping stone to the north east corner is cracked in half with the lower section now missing. This is as a result of an inset steel pin being used to hold the coping stone in position. The steel pin has corroded therefore expanded and caused this damage.

The slippage of the roof tiles is simply as a result of failure of the fastening nails and lime base holding the tiles in position. There is also decay to sections of the laths and where a few tiles have been causing leaking near the eaves, the end section of the truss has been adversely affected with decay. A number of the purlins have been adversely affected where water has been coming in due to a few tiles being missing or slipped. The decay to a number of the purlins is to the point where these require replacement.

The principle walls show no signs of any significant settlement, movement or distortion. There are also no signs of any subsidence nor any nearby substantial trees that would present a risk of this going forward. Large sections have seen re-pointing but there are elements that have open and weathered mortar joints. To the north extension upper gable there is some horizontal and staggered cracking to the upper 5 courses. This is likely as a result of some form of inset corroded metal fastening. Damage from this is minimal. A few stones require re-laying along with the copings above.

Some sections of the north elevation have banked earth against them due to the changes in levels. These walls are much more susceptible to the dampness and measures will need to be taken in the conversion to deal with this.

The floors are functional from an agricultural perspective at ground level but the upper timber floors are subject to woodworm, some decay and are unsafe. These require replacement as part of the conversion.

The ground floors although suitable for agricultural purposes have no form of membranes beneath nor any insulation. Standard practice with such conversions is to renew the floors with a concrete load bearing slab having damp proof membranes and insulation, with many over the last 10 years incorporating heated under floor screeds.

Conclusion:

This inspection is concerned with the structural aspects of the building, such as walls, floors and the roof. We have not concerned ourselves with details of other elements such as doors, windows, general joinery or services.

We have not inspected parts of the structure that are covered, unexposed or inaccessible.

The overall conclusion is that the barn can be converted without the need for substantial reconstruction.

We trust that the information contained in this letter is sufficient for your requirements but if you have any queries or require further advice please do not hesitate to get in touch.

Yours Sincerely

Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, RMaPS, MBEng
Bell Snoxell Building Consultants Ltd



Barn A - Render 1



Barn A - Render 2



Barn B - Render 1



Barn B - Render 2

General Notes

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES.

IMAGES ARE FOR VISUALISATION PURPOSES ONLY, MATERIALS, COLOURS ETC. ARE INDICATIVE - SEE ELEVATIONS AND PLANS FOR MORE INFORMATION.

NYMNPA

01/07/2020

Revision	Description	Issued	Checked	Date
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<p>Client: Mr & Mrs Sheveling</p>
<p>Project: Green Hills Farm, Whitby Road, Robin Hoods Bay</p>
<p>Drawing: CGI Renders</p>

Drawing Status:

PLANNING

Date:	Scale @ A3:	Drawn by:
JUN 20	NTS	AB
Project No:	Drawing No:	Revision:
139	(0-) 08	

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