

20th July 2020

Mrs Hillary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNPA
20/07/2020

Dear Hillary,

Lodge Hill Farm, Egton Grange NYM/2020/0294/FL

I refer to your letter dated 1st July and our subsequent conversation. In accordance with your advice we have amended the proposals as follows:

Barns to east of farmhouse

Annex 1 the window to bedroom 3 has been relocated to the end gable and a window has been removed from the en-suite to bedroom 1.

The following drawings cover these revisions:

03-2020-1011 Rev A Barn proposed floor plan
03-2020-1012 Rev A Barn proposed first floor plan
03-2020-1013 Rev A Barn proposed roof plan
03-2020-1016 Rev A Barn proposed elevations south and east

L-shaped outbuilding

The L-shaped outbuilding to the south now proposes two ramblers cottages, one self-contained apartment plus a games room. The elevations have been amended to reduce the number of openings and the large glazed area on the south elevation is reduced in size and is now covered by a timber louvre screen.

The following drawings provide details of the new proposals:

03-2020-1002 Rev A Site layout
03-2020-1019 Rev A Outbuilding proposed floor plans
03-2020-1020 Rev A Outbuilding proposed roof plans
03-2020-1022 Rev A Outbuilding proposed elevations

Revised description of development

Restoration of farmhouse and change of use of adjoining building to provide an office and store for holiday rental business, plus change of use of barns and outbuildings to provide three holiday cottages comprising one 4-bedroom; one 3-bedroom and one 2-bedroom unit together with a one bedroom self-contained holiday apartment and two units of ramblers accommodation plus a games room.

Ecology

It is acknowledged that bat access tiles required to be installed prior to the commencement of development. Having consulted with our Ecological Advisors and given that a European Protected Species Licence will have to be obtained prior to disturbing any bat roost, this matter can be addressed via condition. It is also noted that bat boxes are required to provide mitigation whilst the development is being carried out. I would therefore suggest the following condition to secure the provision of bat boxes and bat access tiles:

Two Schwegler FF (or similar) bat boxes must be provided on site to compensate for the bat day roosts lost through development. These must be erected on suitably located trees within the site for the duration of works to minimise disturbance, and must be in place at least 1 month prior to the start of works. In the Autumn following the completion of works on site, bat access tiles are to be inserted within the eaves of a building and maintained there in perpetuity in a scheme to be previously agreed in writing by the Local Planning Authority.

It is agreed that nesting boxes for breeding birds can be secured by planning condition. Similarly site landscaping and biodiversity could be secured by a condition seeking the submission of a detailed landscaping scheme incorporating biodiversity enhancements, worded as follows:

Notwithstanding any details or description contained with the application documents the development hereby permitted shall not be commenced unless and until a scheme of landscaping and a landscape management plan detailing all of the measures that will be adopted in the site clearance and construction activities and details of biodiversity enhancement and habitat creation will be implemented within the scheme has first been submitted to and approved in writing by the Local planning Authority.

Proposed package treatment plant

The Applicant proposes to install a new private treatment plant as part of the development. It is acknowledged that this needs to be appropriately sized to ensure that it has sufficient capacity to serve the occupants of the proposed accommodation. It is suggested that this may be secured by a planning condition as follows:

The holiday accommodation hereby permitted shall not be brought into use until a suitably sized private sewage treatment plant has been installed to serve the development. The specification of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Public Rights of Way

It is noted that a public footpath runs through the site. The buildings will be enclosed by Arris fencing during the construction phase. A Risk Management Plan to ensure the safety of walkers using the public footpath can be secured by planning condition.

Archaeology

The Archaeology Officer's comments in respect of the potential for the existence of a historic trod running through the site are noted. The Applicant has undertaken further on-site investigations and has not found any evidence of this. However, it may be appropriate to attach a condition to ensure that if evidence of the trod path is found during site clearance that any flagstones will be retained in-situ or if found elsewhere within the site will be incorporated into the landscaping of the site as appropriate.

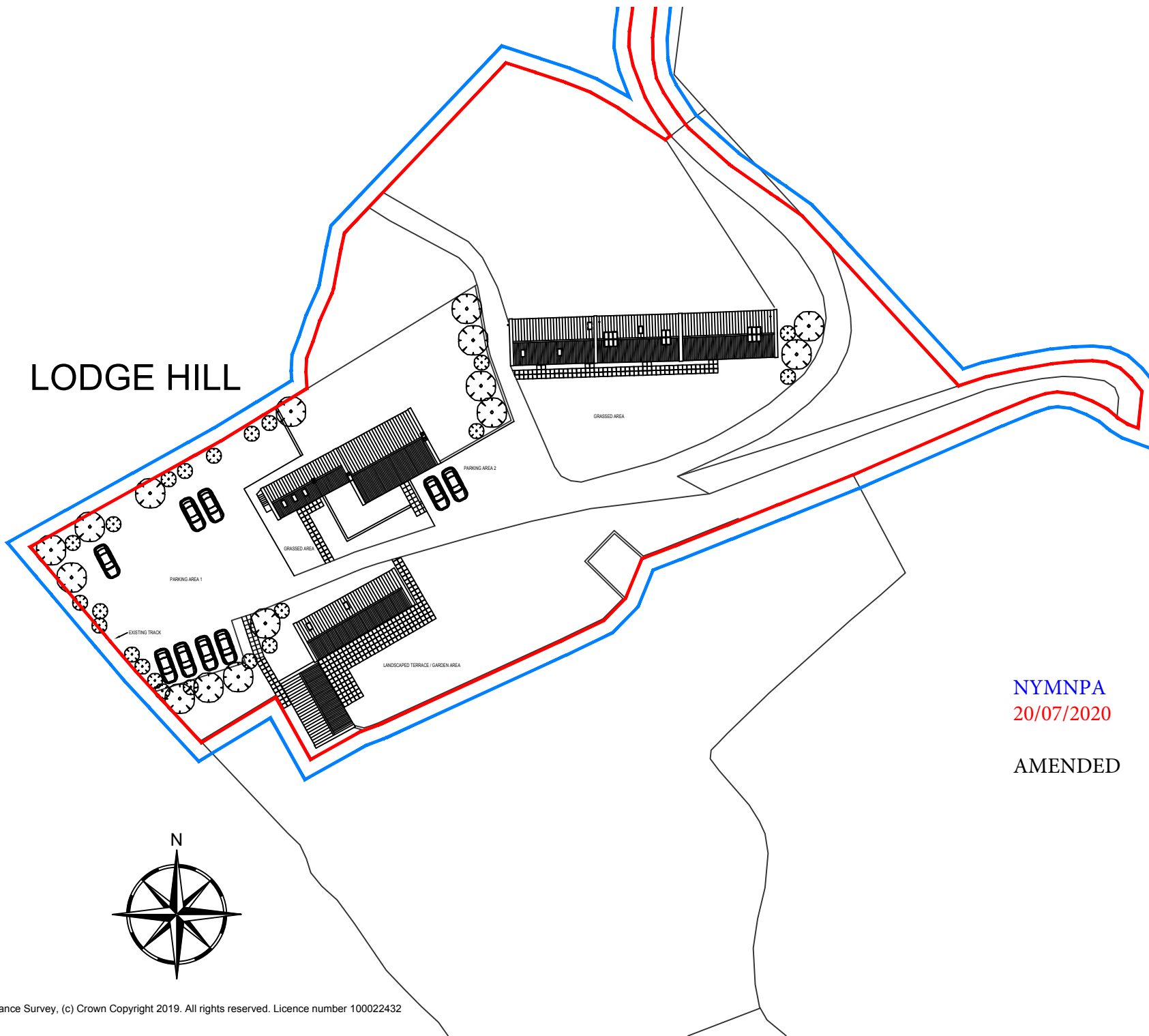
I trust that the revised proposals and proposed conditions enables you to favourably determine this application. Please let me know if you require any further information.

Yours sincerely


Erica Whettingsteel BA (Hons) Dip TP Dip UD MRTPI

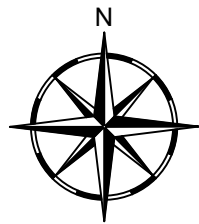
Cc. Robert Childerhouse – Mulgrave Estate

LODGE HILL



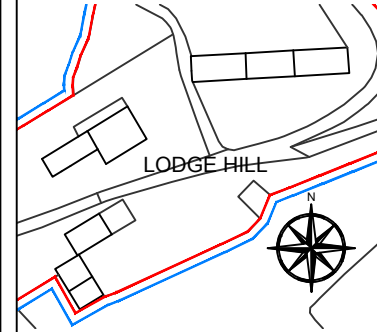
NYMNP
20/07/2020

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| Rev | Date | Description | Drawn | Check | Approve |
|-----|------------|---|-------|-------|---------|
| A | 17/07/2020 | VARIOUS AMENDMENTS FOLLOWING DISCUSSION WITH PLANNING DEPT. | JG | EW | RC |
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SITE PLAN (Scale 1: 1250)



SCOPE OF WORKS

PROPOSAL TO SYMPATHETICALLY RESTORE AND RENOVATE THE EXISTING HOUSE, OUT BUILDINGS AND BARN AT LODGE HILL FARM, WHITBY, YO22 5AZ. WORKS TO HOUSE INCLUDE RENOVATION TO THE MAIN HOUSE AND RESTORATION TO COLLAPSED ADJOINING BUILDING TO CREATE AN OFFICE TO MANAGE THE HOLIDAY LETS. OUTBUILDING INCLUDE; CONSTRUCTING ONE 1 BEDROOM 'COUPLES RETREAT' ANNEX, TWO 'RAMBLERS COTTAGES' & GAMES ROOM. THE EXISTING BARN WILL HAVE 3 UNITS COMPRISING OF ONE FOUR BEDROOM, ONE THREE BEDROOM AND ONE 2 BEDROOM UNITS. ALL FOR THE PURPOSE OF HOLIDAY LETS.

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MATERIAL SCHEDULE

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| RAINWATER GOODS: | TO MATCH EXISTING |
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| DOORS: | TIMBER (TO MATCH EXISTING) |
| ACCESS: | ACCESS / EGRESS TO BE RETAINED |

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS BY OTHERS

NOTE 3: SITE AREA = 0.606 ha

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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Client **MULGRAVE ESTATE**

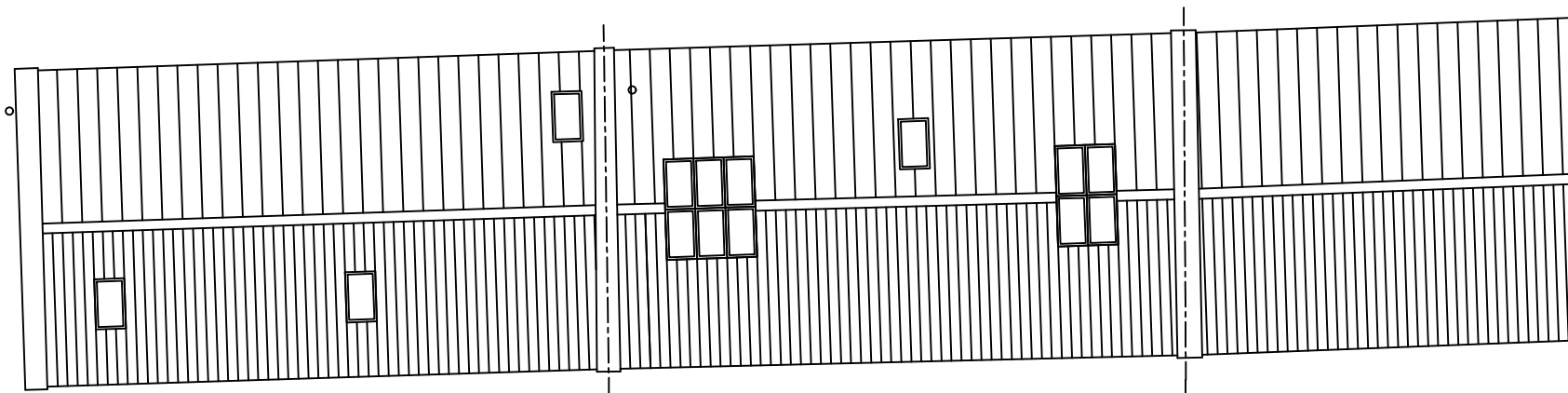
Project **LODGE HILL FARM
WHITBY, YO22 5AZ**

Drawing **SITE PLAN**

Drawing Number **03-2020-1002**

Scale **1:500** Sheet **2 OF 22** Rev **A**

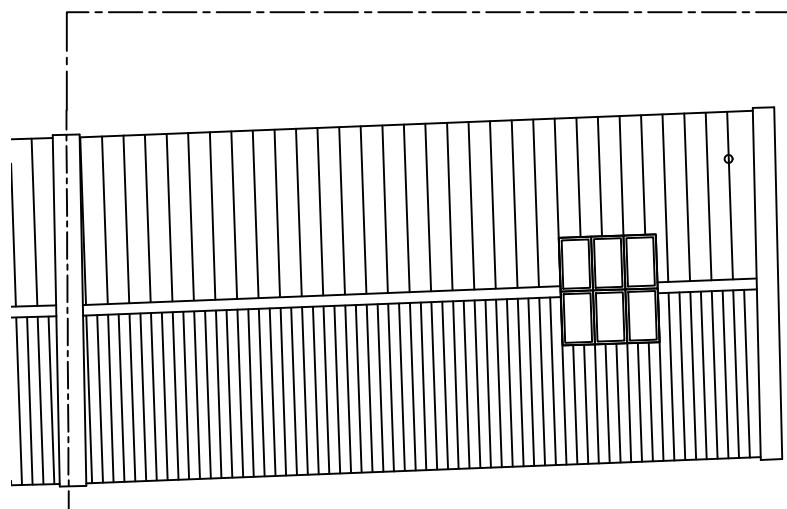
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BARN (ANNEX ONE)
PROPOSED ROOF PLAN

BARN (ANNEX TWO)
PROPOSED ROOF PLAN

BARN (ANNEX THREE)
PROPOSED ROOF PLAN

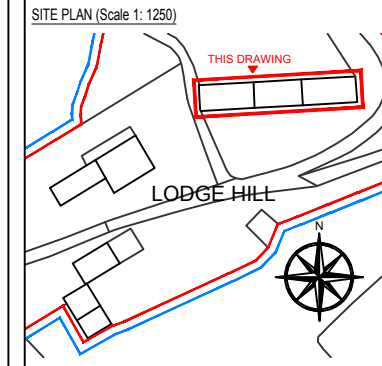


BARN (ANNEX THREE)
PROPOSED ROOF PLAN

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20/07/2020

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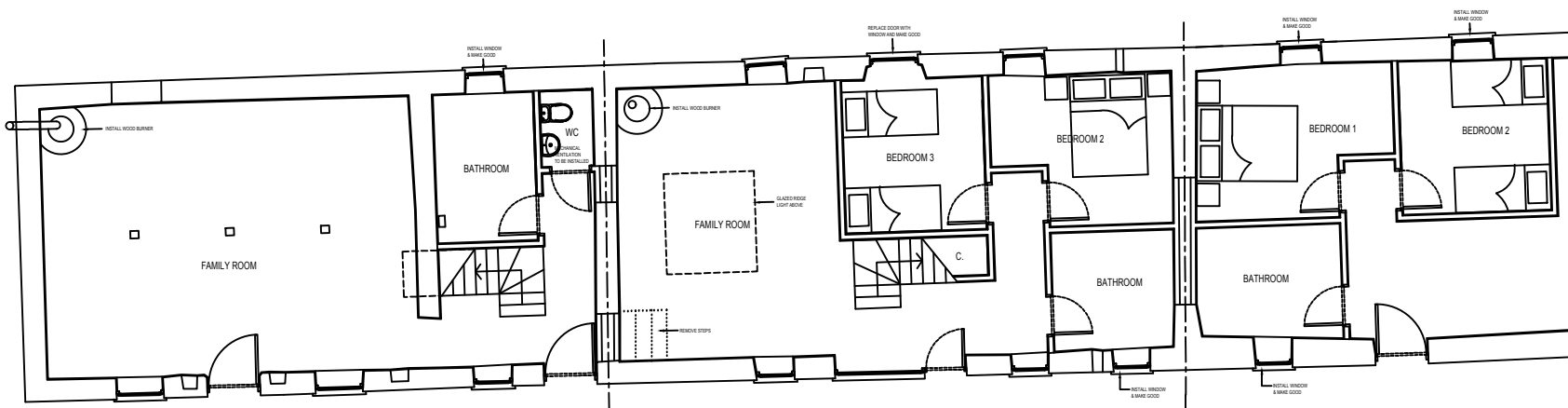
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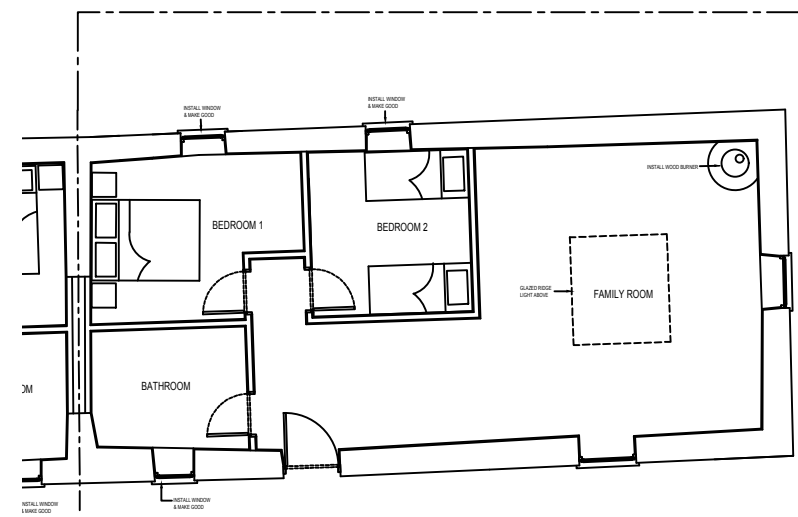
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| Client | MULGRAVE ESTATE | | |
| Project | LODGE HILL FARM WHITBY, YO22 5AZ | | |
| Drawing | BARN PROPOSED ROOF PLAN | | |
| Drawing Number | 03-2020-1013 | | |
| Scale | 1:100 | Sheet | 13 OF 22 |
| Rev | A | | JG |
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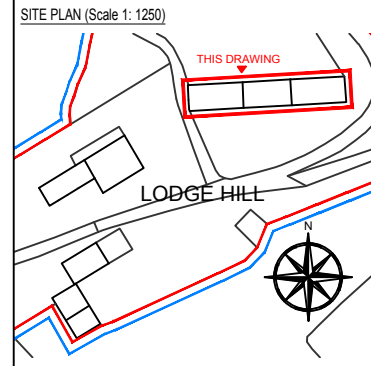


**BARN (ANNEX TWO)
PROPOSED FLOOR PLAN**

**BARN (ANNEX ONE)
PROPOSED FLOOR PLAN**



**BARN (ANNEX THREE)
PROPOSED FLOOR PLAN**



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Client **MULGRAVE ESTATE**

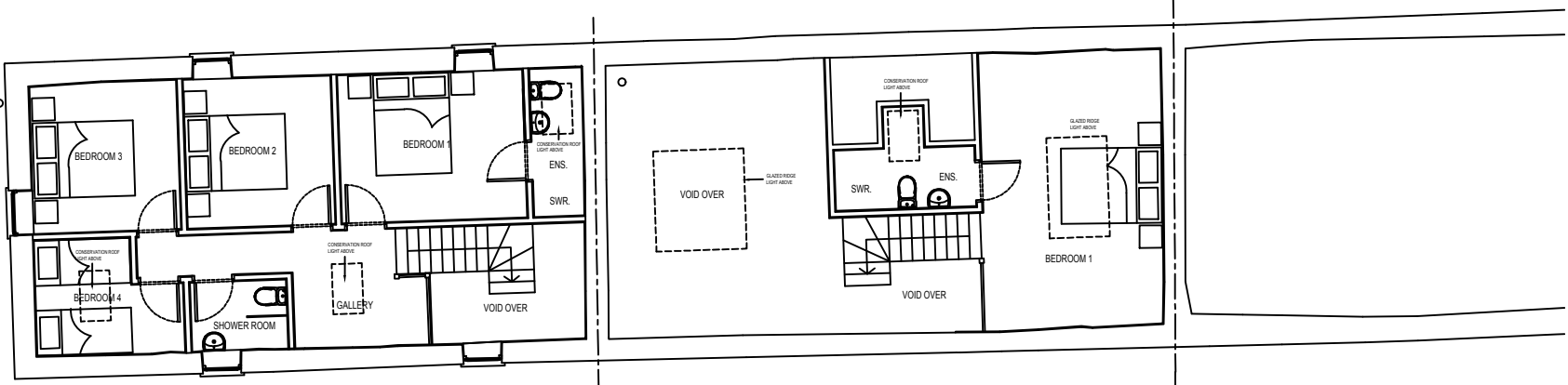
Project **LODGE HILL FARM
WHITBY, YO22 5AZ**

Drawing **BARN
PROPOSED FLOOR PLAN**

Drawing Number **03-2020-1011**

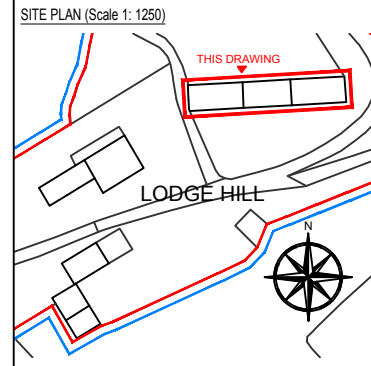
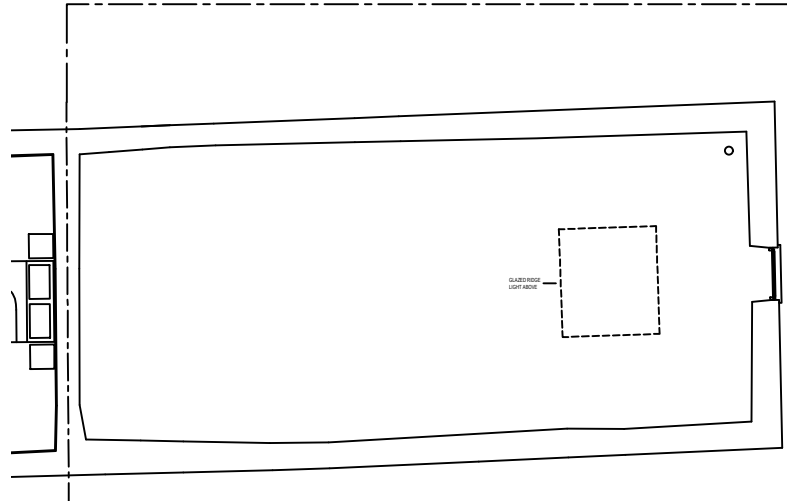
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**BARN (ANNEX ONE)
PROPOSED FIRST FLOOR PLAN**

**BARN (ANNEX TWO)
PROPOSED FIRST FLOOR PLAN**



SCOPE OF WORKS

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Client **MULGRAVE ESTATE**

Project **LODGE HILL FARM
WHITBY, YO22 5AZ**

Drawing **BARN
PROPOSED FIRST FLOOR PLAN**

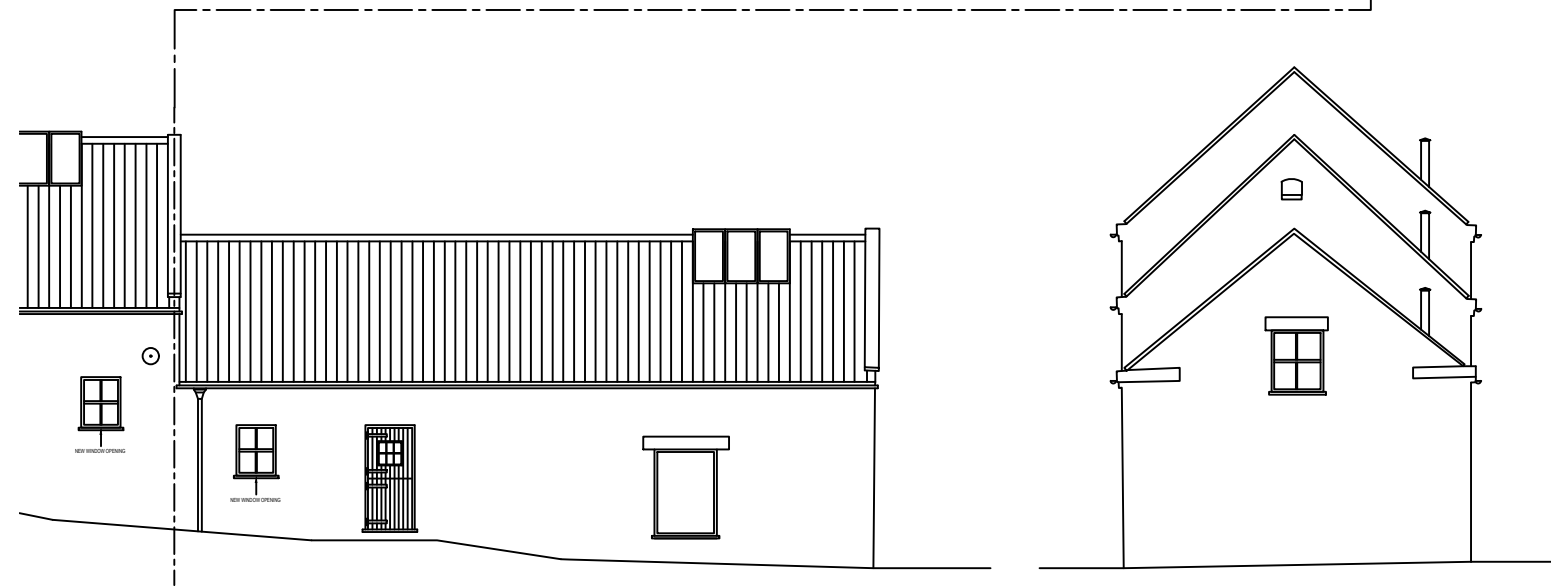
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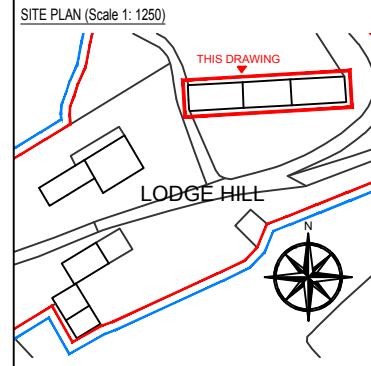
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BARN
PROPOSED SOUTH ELEVATION



BARN
PROPOSED EAST ELEVATION



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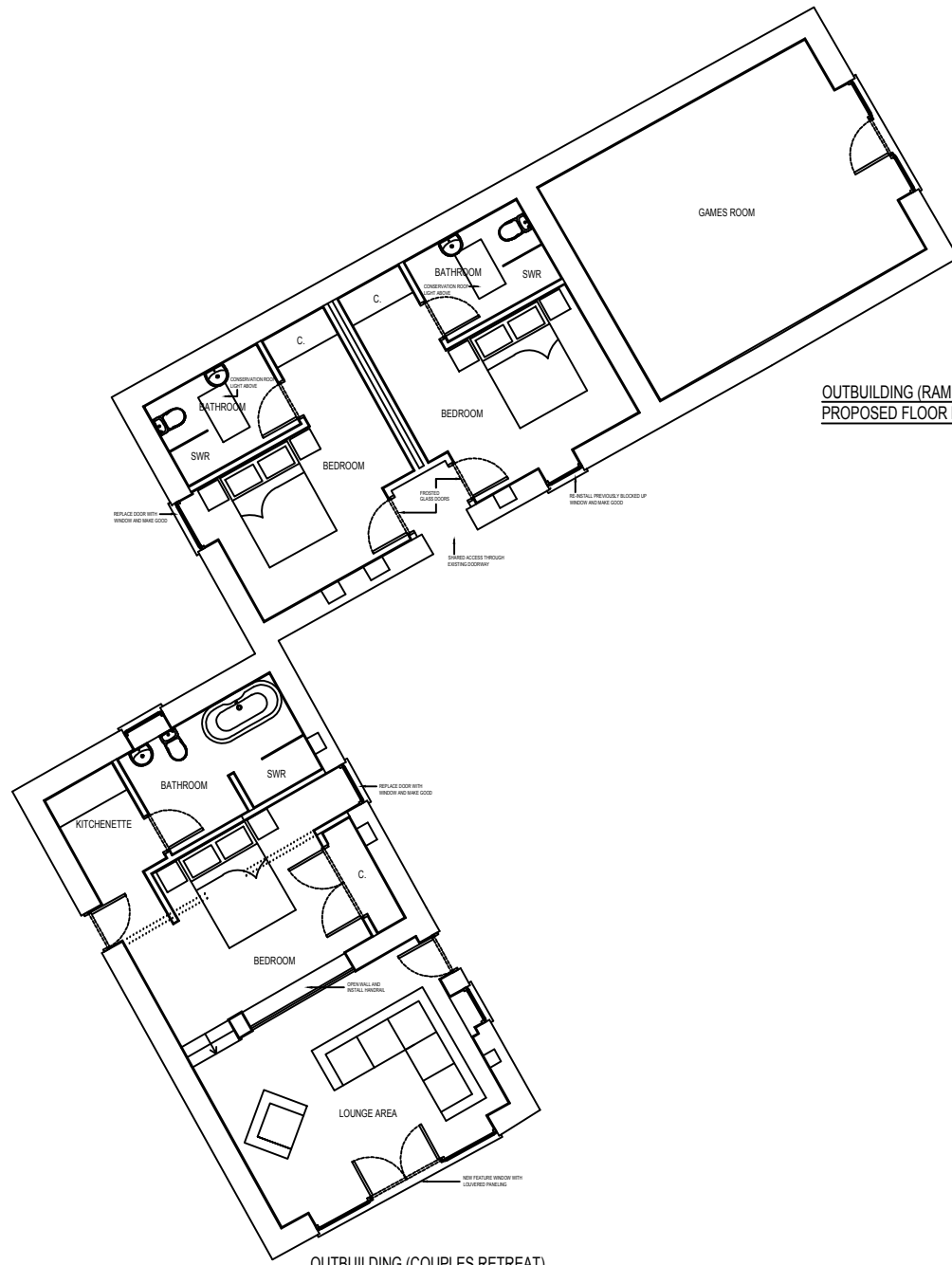
Project **LODGE HILL FARM
WHITBY, YO22 5AZ**

Drawing **BARN
PROPOSED ELEVATIONS
(SOUTH & EAST)**

Drawing Number **03-2020-1016**

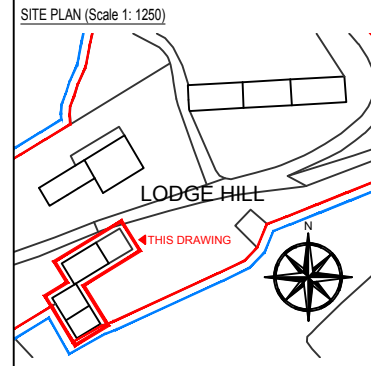
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| Rev | Date | Description | Drawn | Check | Approve |
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**OUTBUILDING (RAMBLERS COTTAGES & GAMES ROOM)
PROPOSED FLOOR PLAN**

**OUTBUILDING (COUPLES RETREAT)
PROPOSED FLOOR PLAN**



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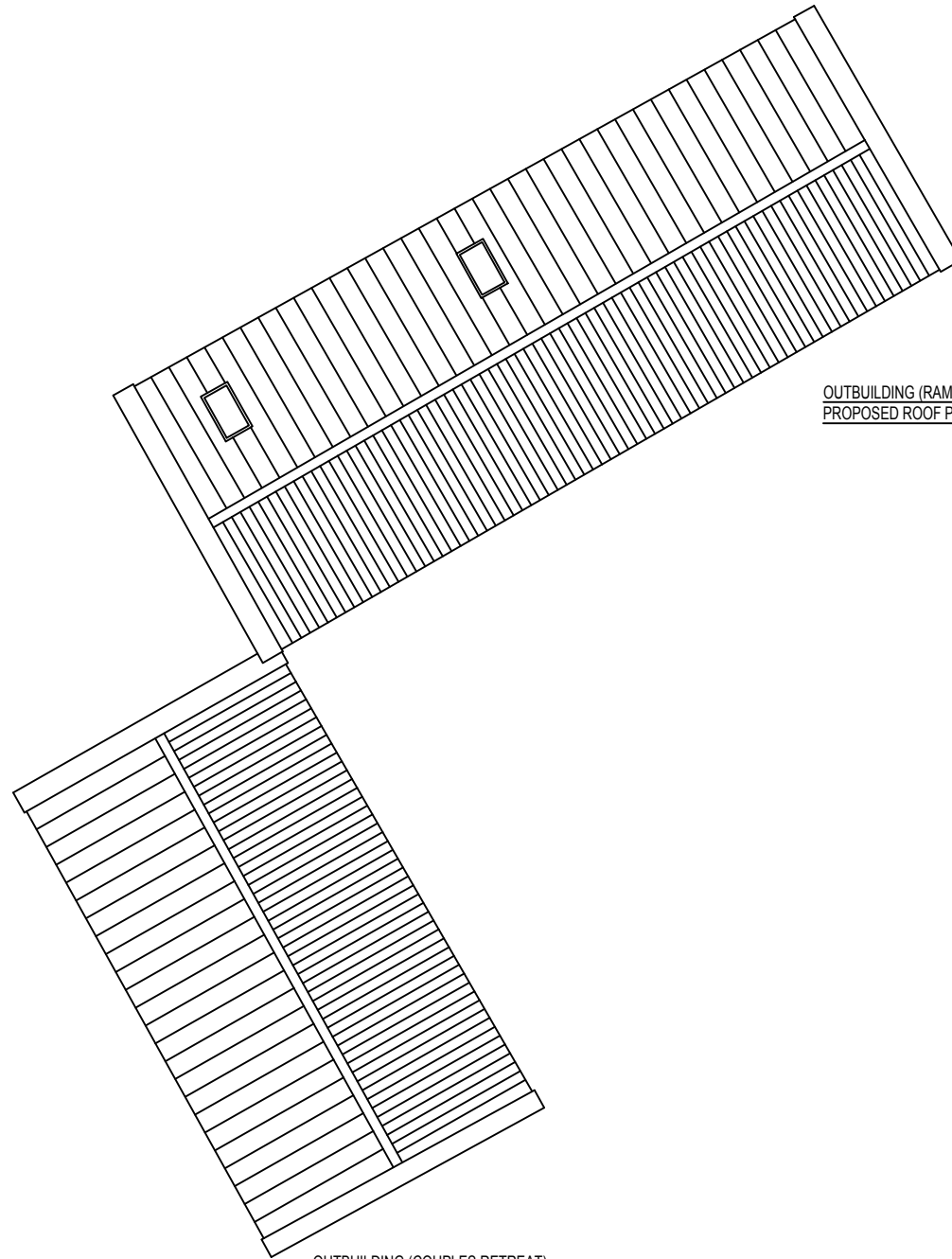
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|----------------|-------------------------------------|-------|----------|
| Client | MULGRAVE ESTATE | | |
| Project | LODGE HILL FARM WHITBY, YO22 5AZ | | |
| Drawing | OUTBUILDING PROPOSED FLOOR PLANS | | |
| Drawing Number | 03-2020-1019 | | |
| Scale | 1:100 | Sheet | 19 OF 22 |
| Rev | | | A |



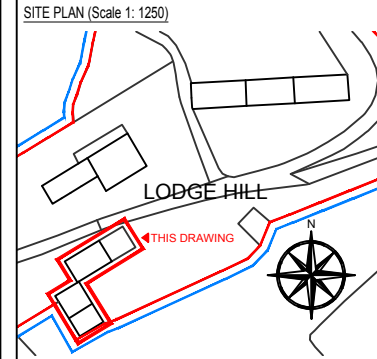
OUTBUILDING (RAMBLERS COTTAGES 1 TO 4)
PROPOSED ROOF PLAN

OUTBUILDING (COUPLES RETREAT)
PROPOSED ROOF PLAN

NYMNP A
20/07/2020

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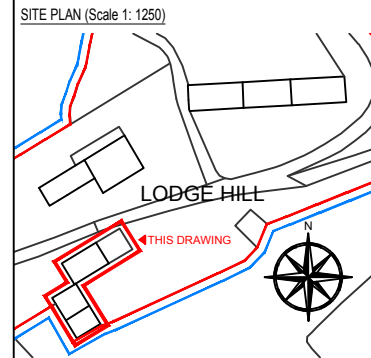
Drawing **OUTBUILDING
PROPOSED ROOF PLANS**

Drawing Number **03-2020-1020**

Scale **1:100** Sheet **20 OF 22** Rev **A**

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SCOPE OF WORKS

PROPOSAL TO SYMPATHETICALLY RESTORE AND RENOVATE THE EXISTING HOUSE, OUTBUILDINGS AND BARN AT LODGE HILL FARM, WHITBY, YO22 5AZ. WORKS TO HOUSE INCLUDE RENOVATION TO THE MAIN HOUSE AND RESTORATION TO COLLAPSED ADJOINING BUILDING TO CREATE AN OFFICE TO MANAGE THE HOLIDAY LETS. OUTBUILDING INCLUDE; CONSTRUCTING ONE 1 BEDROOM 'COUPLES RETREAT' ANNEX, TWO 'RAMBLERS COTTAGES' & GAMES ROOM. THE EXISTING BARN WILL HAVE 3 UNITS COMPRISING OF ONE FOUR BEDROOM, ONE THREE BEDROOM AND ONE 2 BEDROOM UNITS. ALL FOR THE PURPOSE OF HOLIDAY LETS.

THE PROJECT WILL AIM TO MATCH THE EXISTING AS CLOSE AS PRACTICALLY POSSIBLE AND USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

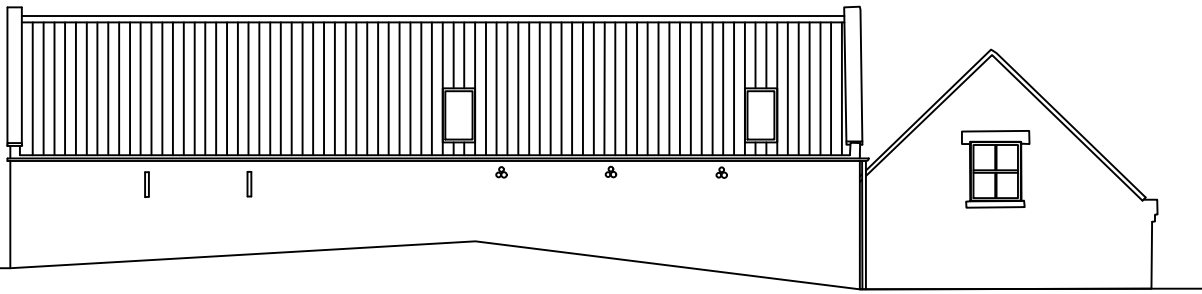
MATERIAL SCHEDULE

EXTERIOR WALLS: REPAIRS TO MATCH EXISTING
 INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
 ROOF: TO MATCH EXISTING
 RAINWATER GOODS: TO MATCH EXISTING
 WINDOWS: TIMBER (TO MATCH EXISTING)
 DOORS: TIMBER (TO MATCH EXISTING)
 ACCESS: ACCESS / EGRESS TO BE RETAINED

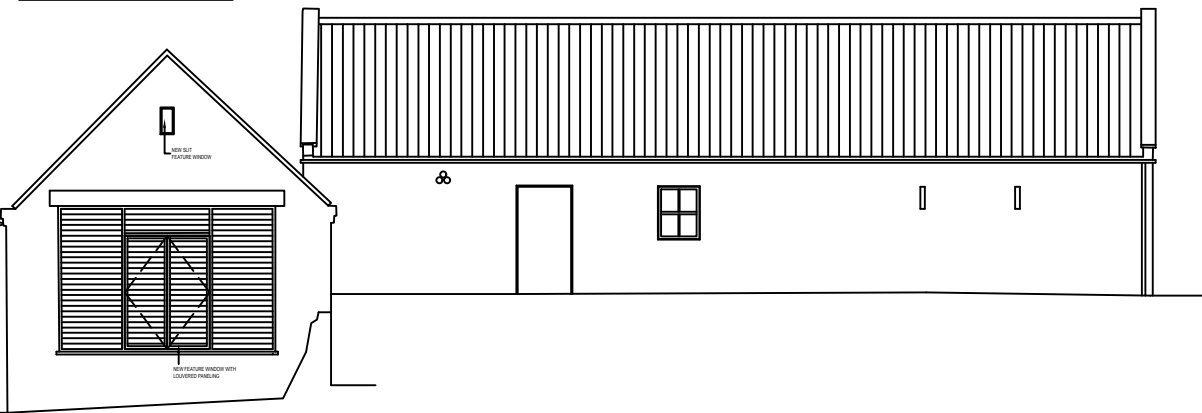
NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED
 NOTE 2: STRUCTURAL CALCULATIONS BY OTHERS
 NOTE 3: SITE AREA = 0.606 ha
 BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

NYMNPA
 20/07/2020

AMENDED



**OUTBUILDING
 PROPOSED NORTH ELEVATION**



**OUTBUILDING
 PROPOSED SOUTH ELEVATION**



**OUTBUILDING
 PROPOSED WEST ELEVATION**

**OUTBUILDING
 PROPOSED EAST ELEVATION**

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Client **MULGRAVE ESTATE**

Project **LODGE HILL FARM
 WHITBY, YO22 5AZ**

Drawing **OUTBUILDING
 PROPOSED ELEVATIONS**

Drawing Number **03-2020-1022**

Scale **1:100** Sheet **22 OF 22** Rev **A**