

13<sup>th</sup> July 2020

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

**NYMNPA**  
**21/07/2020**

Dear Hillary,

**Biggin House Barns, Ugthorpe NYM/2020/0275/FL**

I refer to your letter dated 1<sup>st</sup> July and our subsequent conversation. In accordance with your advice we have removed the roof lanterns from the u-spade range of buildings and replaced these with full length roof windows located on the inner roof slopes in order to reduce roof clutter. In addition, the two windows previously shown in the east elevation have been removed.

The following drawings cover these revisions:

|                |  |
|----------------|--|
| 02-2020-1002 A | Site layout                                      |
| 02-2020-1007 A | Outbuilding (barn complex) proposed roofplan     |
| 02-2020-1008 A | Outbuilding (barn complex) proposed elevations 1 |
| 02-2020-1009 A | Outbuilding (barn complex) proposed elevations 2 |

The agricultural shed

The agricultural shed to the rear is now proposed to provide ancillary accommodated comprising a covered parking area, games room and storage to serve the existing dwelling and proposed holiday accommodation.

The following drawings provide details of the new proposals:

|                |                                       |
|----------------|---------------------------------------|
| 02-2020-1012 A | Agricultural shed proposed floor plan |
| 02-2020-1013 A | Agricultural shed proposed elevations |

The description of development

Change of use of outbuildings to provide for holiday and ramblers', accommodation comprising one single bedroom self-contained holiday apartment, two 3-bedroom and one 2-bedroom units together with two ramblers cottages with a laundry and drying room, plus a games room, ancillary store and covered parking area.

## Ecology

With regard to the need for further survey work, as discussed If further surveys were to be undertaken now, their findings would only be considered valid for two years. Given the current circumstances it is quite likely that the proposed scheme will not be developed for sometime in which case, further survey work required prior to commencement putting the applicant to additional and unnecessary expense. I would therefore suggest that these issues are addressed by condition (as they have been on the similar applications made by the Mulgrave Estate see conditions 16-21 of NYM/2019/0846/FL granted 1<sup>st</sup> May 2020).

## Proposed package treatment plant

The Applicant proposes to install a new private treatment plant to serve the guest accommodation. 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.*

## Highways

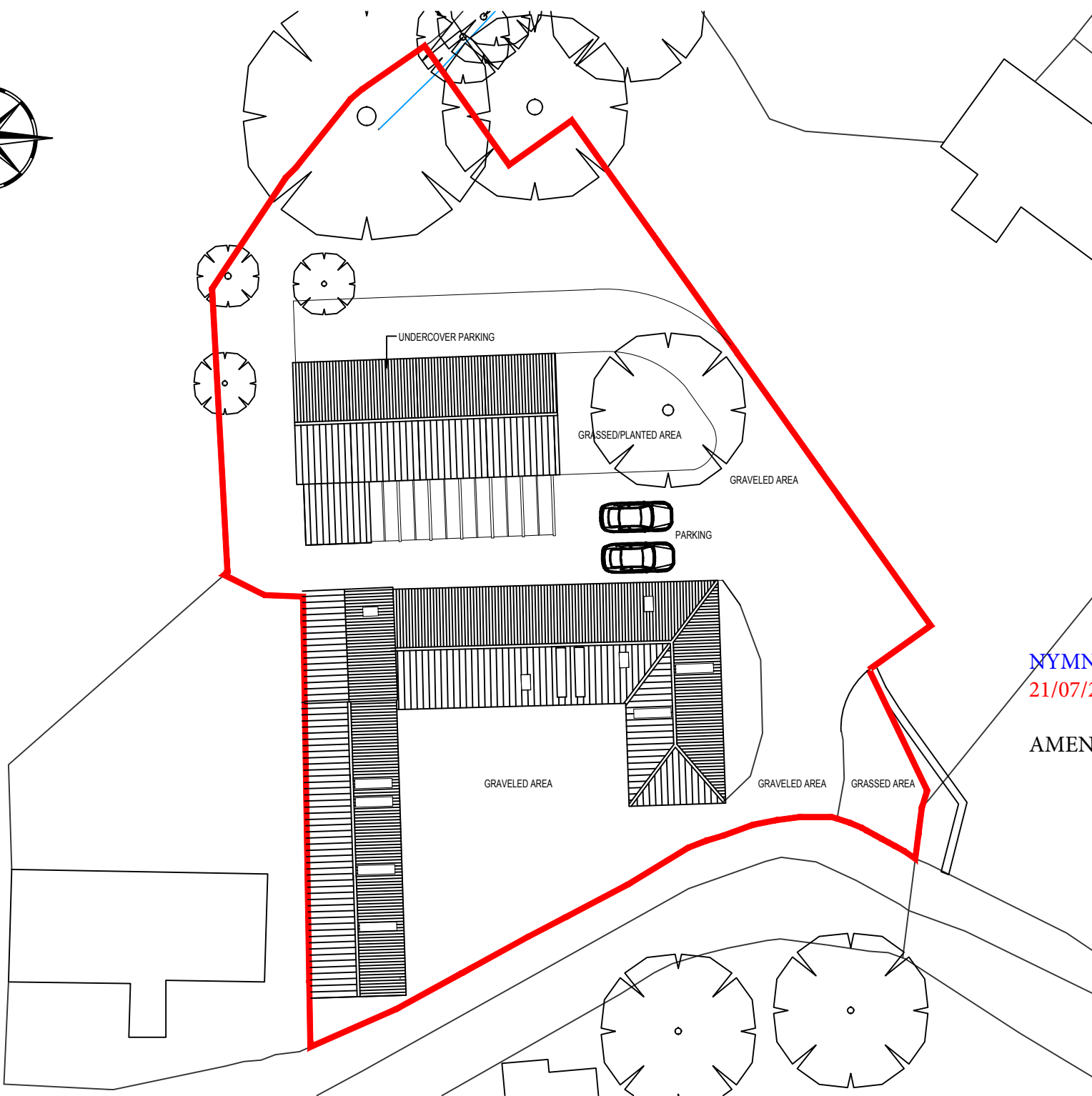
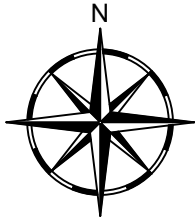
The Local Highway Authority comments and proposals are noted. The Applicant accepts the Authorities suggested proposal for the installation of passing places on the highway between the application site and the A171 and agrees to wording of the proposed condition.

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

Yours sincerely

  
Erica Whettingsteel BA (Hons) Dip TP Dip UD MRTPI

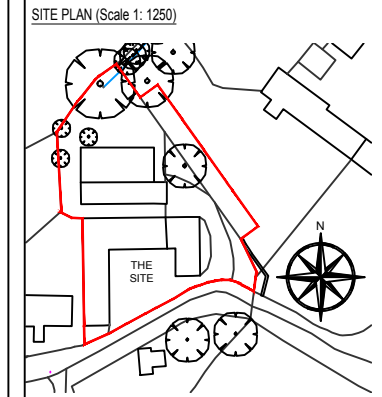
Cc. Robert Childerhouse – Mulgrave Estate



**NYMNPA**  
21/07/2020

**AMENDED**

| Rev | Date       | Description   | Drawn | Check | Approve |
|-----|------------|---|-------|-------|---------|
| A   | 28/07/2020 | VARIOUS AMENDMENTS FOLLOWING PLANNING OFFICER DISCUSSIONS | JG    | EW    | RC      |
|     |            |   |       |       |         |
|     |            |   |       |       |         |



**SITE PLAN (Scale 1: 1250)**

**SCOPE OF WORKS**

PROPOSAL TO SYMPATHETICALLY RESTORE AND RENOVATE THE EXISTING OUT BUILDING AND AGRICULTURAL SHED AT BIGGIN HOUSE BARN, GUISBOROUGH ROAD, UGTHORPE, YO21 2BE. WORKS TO OUTBUILDING INCLUDE: CONSTRUCTING TWO 3 BEDROOM ANNEXES, ONE TWO BEDROOM ANNEX, ONE 1 BEDROOM ANNEX AND TWO 'RAMBLERS COTTAGES' AND LAUNDRY/GENERAL STORE ROOM. ALL FOR THE PURPOSE OF HOLIDAY LETS. THE EXISTING AGRICULTURAL SHED WILL BE USED AS UNDERCOVER PARKING, STORAGE AREAS AND CONSERVATORY/GAMES ROOM LEAN-TO REPLACING THE EXISTING ROOFED OVER EXTENSION.

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 RAINWATER GOODS: TO MATCH EXISTING  
 DOORS & WINDOWS: 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 = 0.180 ha  
 BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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Client: **MULGRAVE ESTATES**

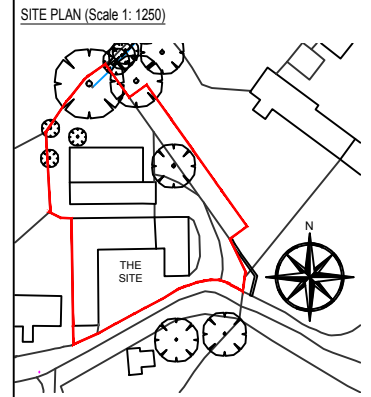
Project: **BIGGIN HOUSE BARN,  
GUISBOROUGH ROAD,  
UGTHORPE, YO21 2BE**

Drawing: **SITE PLAN**

Drawing Number: **02-2020-1002**

Scale: **1:250** Sheet: **2 OF 13** Rev: **A**

| Rev | Date       | Description   | Drawn | Check | Approve |
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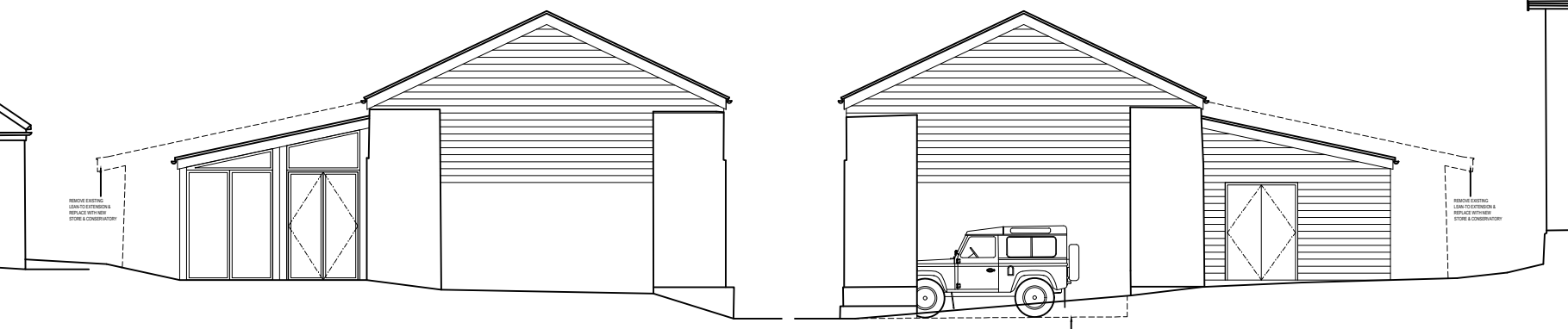
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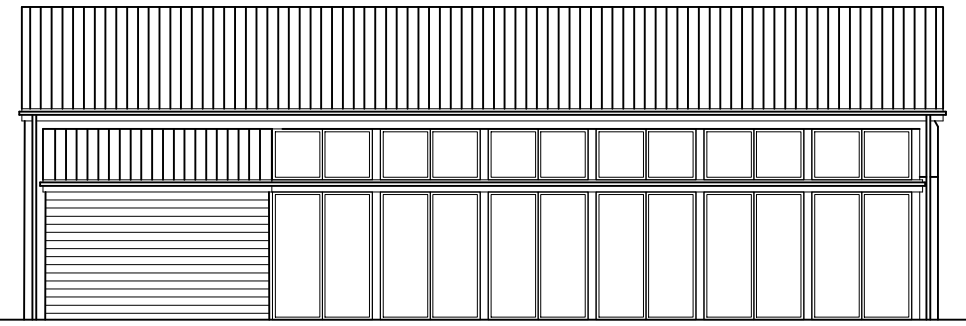
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|                |   |       |          |
|----------------|---|-------|----------|
| Client         | MULGRAVE ESTATES  |       |          |
| Project        | BIGGIN HOUSE BARN,<br>GUISBOROUGH ROAD,<br>UGTHORPE, YO21 2BE |       |          |
| Drawing        | AGRICULTURAL SHED<br>ELEVATIONS<br>EXISTING                   |       |          |
| Drawing Number | 02-2020-1013  |       |          |
| Scale          | 1:100   | Sheet | 13 OF 13 |
| Rev            | A   | Drawn | JG       |

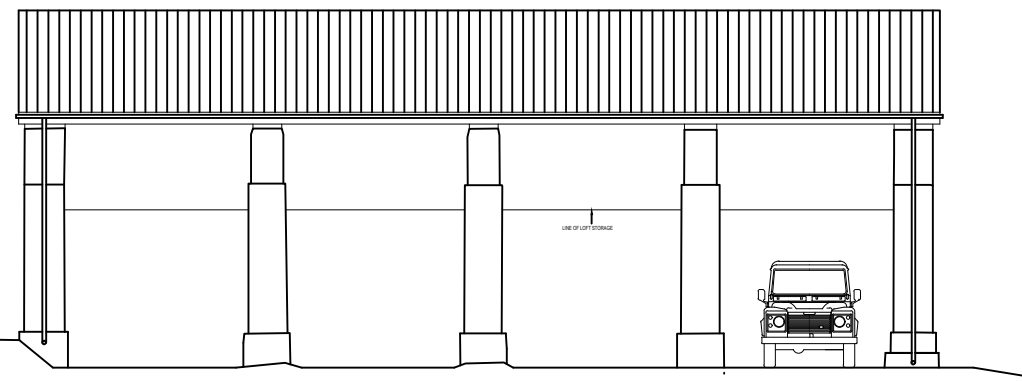


AGRICULTURAL SHED  
PROPOSED EAST ELEVATION

AGRICULTURAL SHED  
PROPOSED WEST ELEVATION



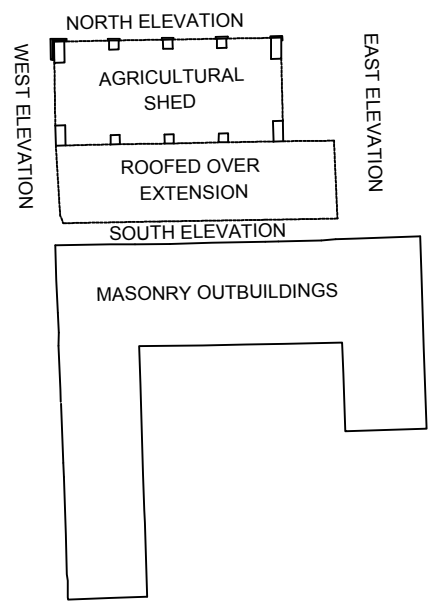
AGRICULTURAL SHED  
PROPOSED SOUTH ELEVATION



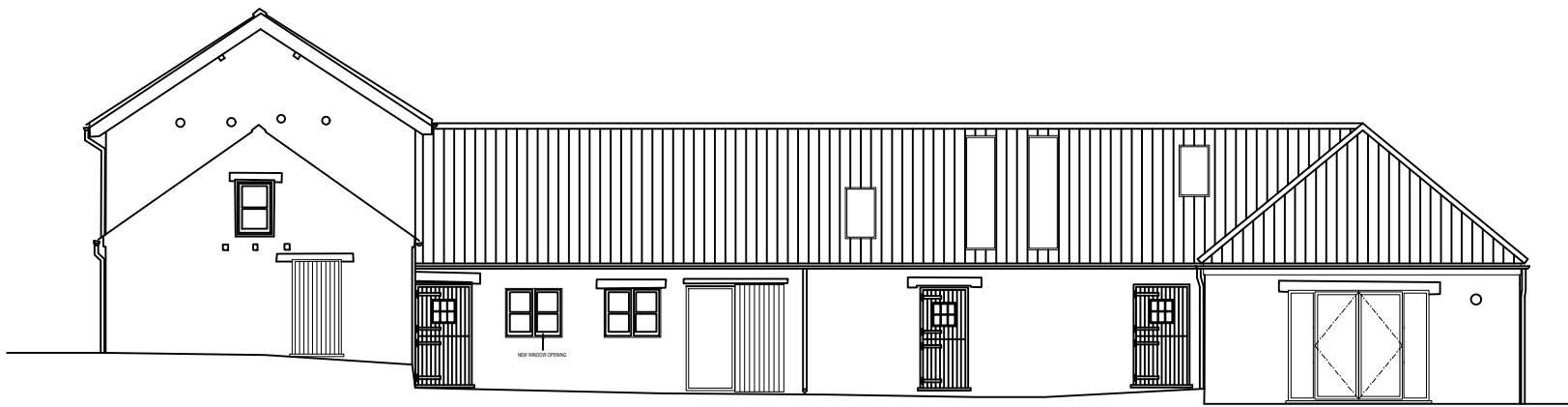
AGRICULTURAL SHED  
PROPOSED NORTH ELEVATION

**NYMNP**  
**21/07/2020**

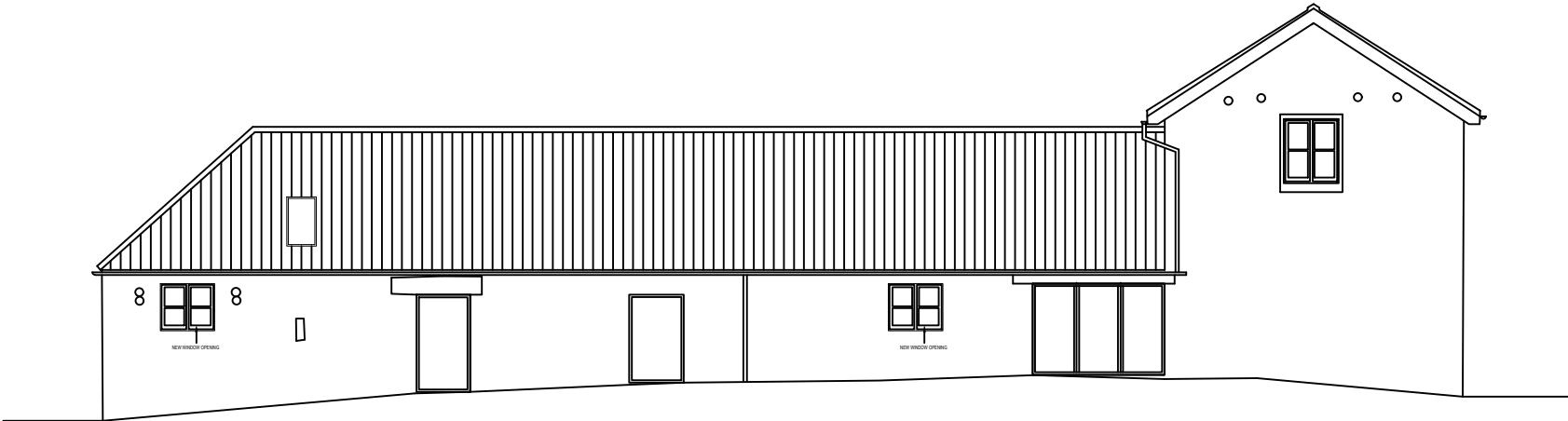
**AMENDED**



OUTBUILDING ELEVATION PLAN



OUTBUILDING  
PROPOSED SOUTH ELEVATION

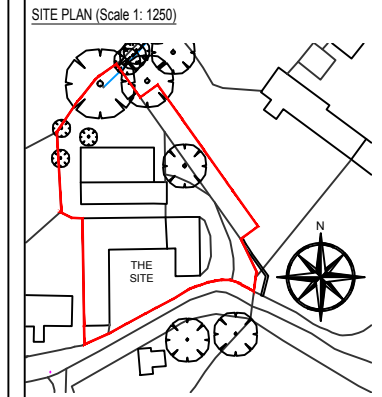


OUTBUILDING  
PROPOSED NORTH ELEVATION



OUTBUILDING  
PROPOSED YARD ELEVATION 1

| Rev | Date       | Description   | Drawn | Check | Approve |
|-----|------------|---|-------|-------|---------|
| A   | 28/07/2020 | VARIOUS AMENDMENTS FOLLOWING PLANNING OFFICER DISCUSSIONS | JG    | EW    | RC      |



**SCOPE OF WORKS**

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 BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

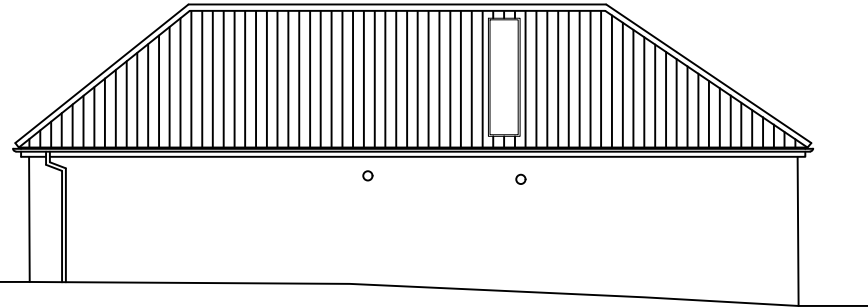
**NYMNP**  
21/07/2020

AMENDED

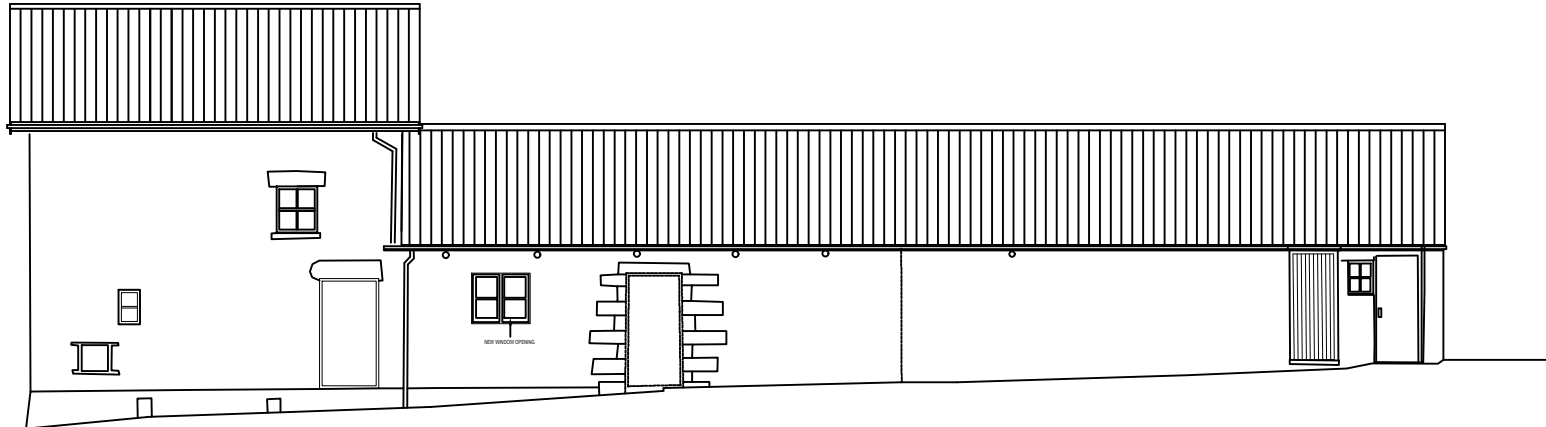
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|---|--|-------|-------------|
| Client  | MULGRAVE ESTATES   |       |             |
| Project   | BIGGIN HOUSE BARN,<br>GUIBOROUGH ROAD,<br>UGTHORPE, YO21 2BE |       |             |
| Drawing   | OUTBUILDING<br>ELEVATIONS 1<br>PROPOSED                      |       |             |
| Drawing Number  | 02-2020-1008   |       |             |
| Scale   | 1:100  | Sheet | 8 OF 13     |
| Rev   |  | Rev   | A           |
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|   |  |       | Drawn<br>JG |

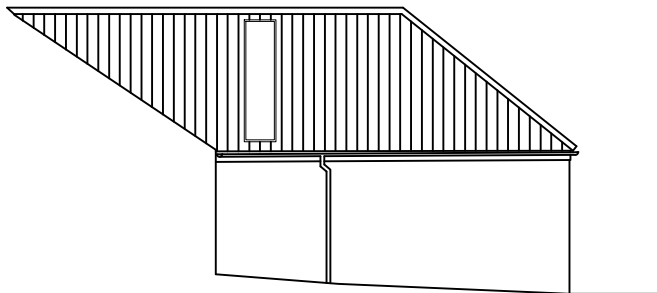
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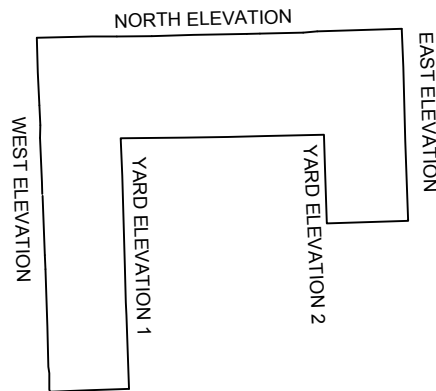
OUTBUILDING  
PROPOSED EAST ELEVATION



OUTBUILDING  
PROPOSED WEST ELEVATION



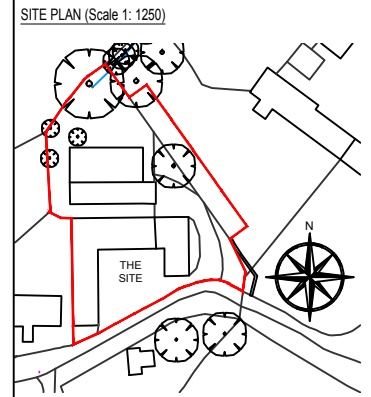
OUTBUILDING  
PROPOSED YARD ELEVATION 2



OUTBUILDING ELEVATION PLAN

**NYMNPA**  
21/07/2020

AMENDED



**SCOPE OF WORKS**

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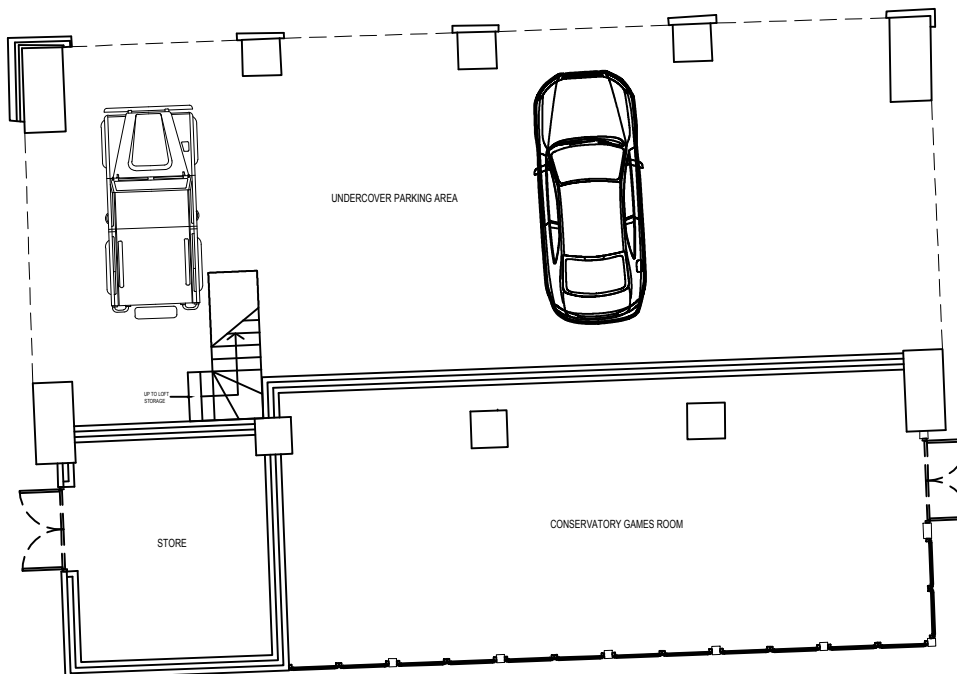
Client: **MULGRAVE ESTATES**

Project: **BIGGIN HOUSE BARN,  
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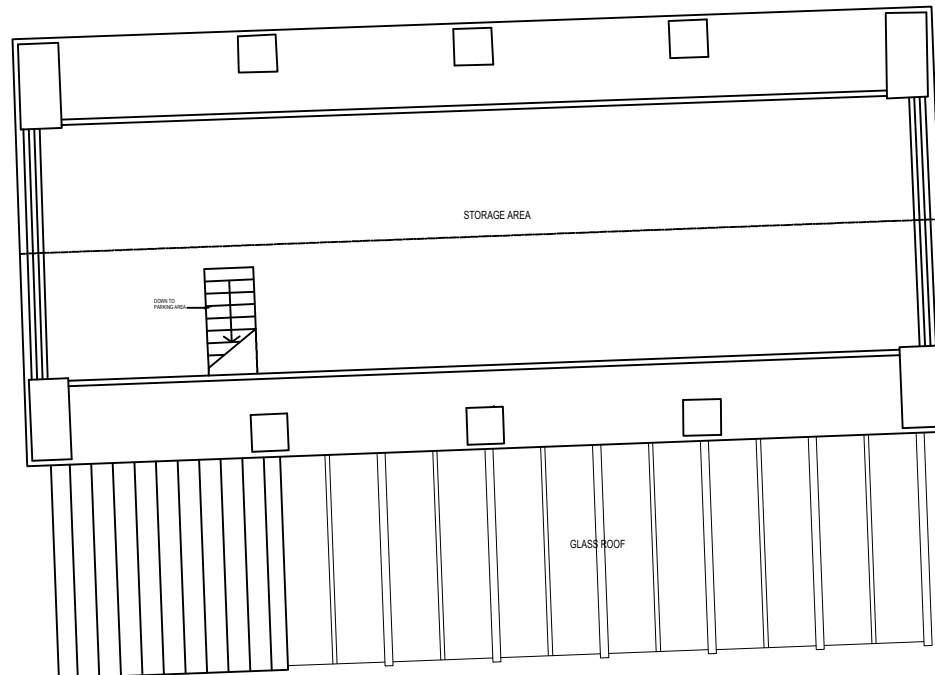
Drawing: **OUTBUILDING  
ELEVATIONS 2  
PROPOSED**

Drawing Number: **02-2020-1009**

Scale: **1:100** Sheet: **9 OF 13** Rev: **A**



AGRICULTURAL SHED  
PROPOSED GROUND FLOOR PLAN



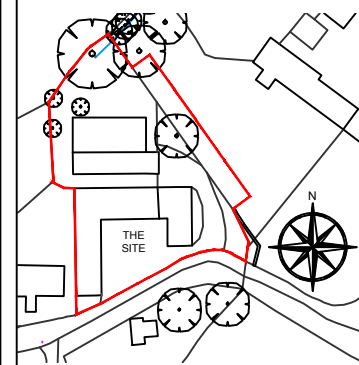
AGRICULTURAL SHED  
PROPOSED FIRST FLOOR PLAN

NYMNPA  
21/07/2020

AMENDED

| Rev | Date       | Description   | Drawn | Check | Approve |
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SITE PLAN (Scale 1: 1250)



SCOPE OF WORKS

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BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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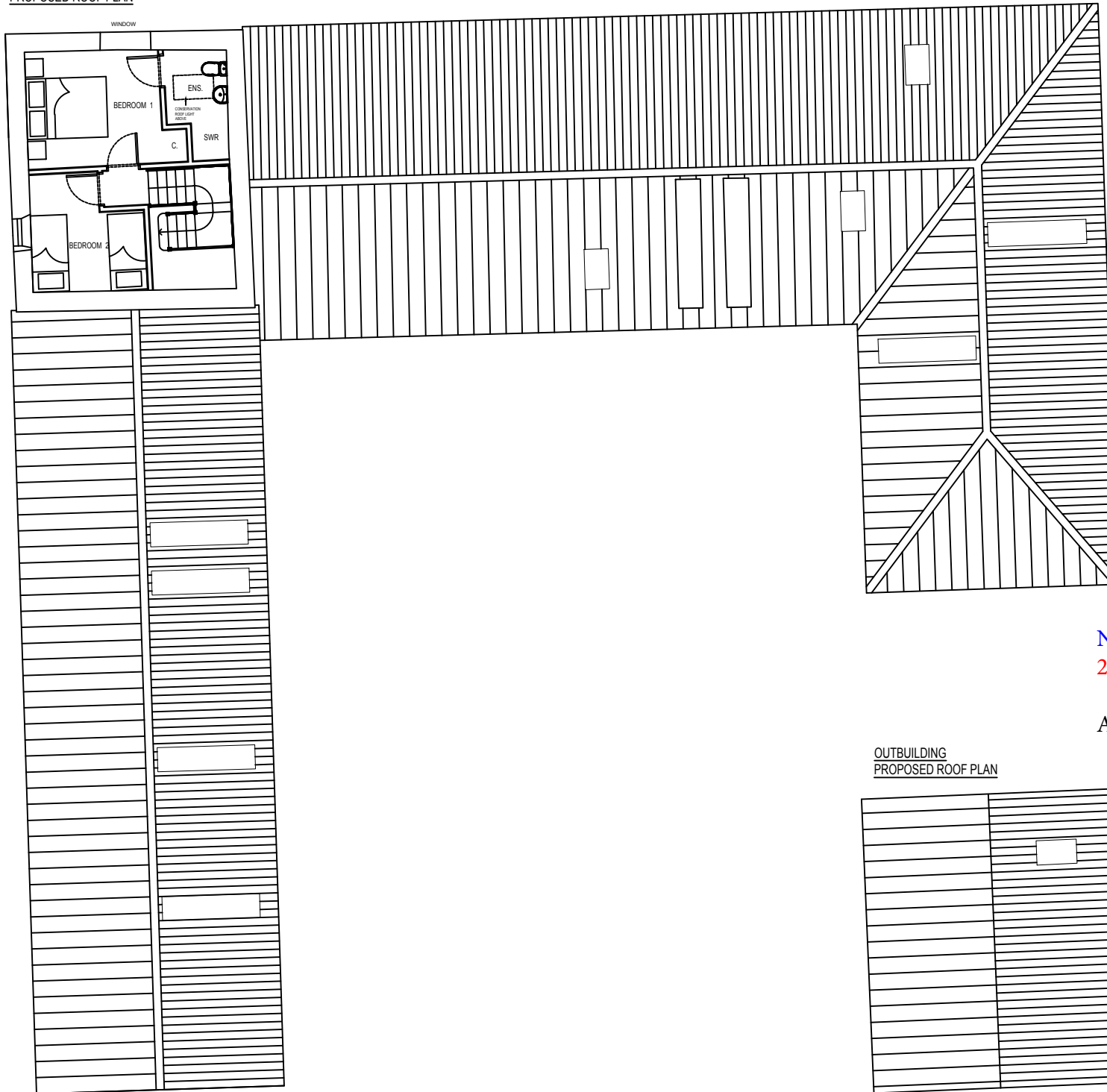
Project **BIGGIN HOUSE BARN,  
GUISBOROUGH ROAD,  
UGTHORPE, YO21 2BE**

Drawing **AGRICULTURAL SHED  
FLOOR PLAN  
PROPOSED**

Drawing Number **02-2020-1012**

Scale **1:100** Sheet **12 OF 13** Rev **A**

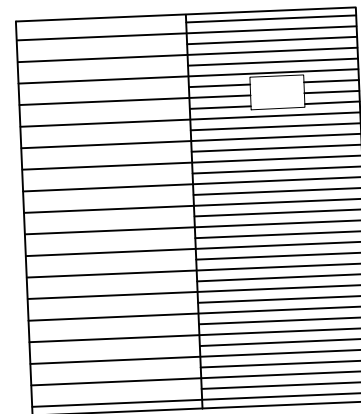
OUTBUILDING  
PROPOSED ROOF PLAN



**NYMNP**  
**21/07/2020**

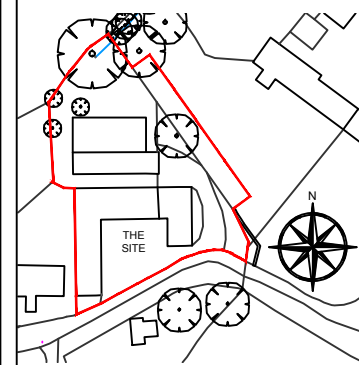
**AMENDED**

OUTBUILDING  
PROPOSED ROOF PLAN



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SITE PLAN (Scale 1: 1250)



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Client **MULGRAVE ESTATES**

Project **BIGGIN HOUSE BARN,  
GUIBOROUGH ROAD,  
UGTHORPE, YO21 2BE**

Drawing **OUTBUILDING  
ROOF PLANS  
PROPOSED**

Drawing Number **02-2020-1007**

Scale **1:100** Sheet **7 OF 13** Rev **A**