

**From:**

**Subject:** Comments on NYM/2019/0684/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk

**Date:** 27 July 2020 16:19:38

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See email to case officer sent 27/07/2020.

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 548076

From:

Cc: [Building](#)

Subject: Applications at Centre Farm, Battersby - Amended Plans

Date: 27 July 2020 16:34:00

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**Barn A / Barn 1 (barn adjacent Holme Farmhouse) (NYM/0684/FL & 0685/LB)**

The agent has amended the scheme to utilise the existing opening to the N/W wall as highlighted by the HBR and also annotated the plans in light of EDFs earlier comments. I note however the agent didn't respond to the request to omit the front facing rooflights to maintain the unbroken roof slope. Is there a reason for this?

Please condition:

- No work shall commence on the installation of any windows or doors (incl. stable doors/shutters) in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- I am still not clear on the proposed treatment of the stone flags to the western-most building or the ceiling to the cart shed barn so please condition: No development shall commence until a statement indicating the retention/re-use of the stone flags to the western-most building has been submitted to and approved in writing by the Local Planning Authority.
- All historic roof timbers and ceiling timbers shall be retained in situ unless otherwise agreed in writing by the LPA and suitable measures shall be taken to secure and protect the features against accidental loss or damage.
- The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of new external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
- All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish.

A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

- All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
- Sample of materials for any landscaping such as paths, walls etc.

**Barn B / Barn 2 (barn to rear of Centre Farmhouse) (NYM/0686/FL & 0687/LB)**

Welcome the amendments to the rooflights and clarity on the wall finishes. Please however condition:

- No work shall commence on the installation of any windows or doors (incl. stable doors/shutters) in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- I am still not clear on the proposed treatment of the stone flags to the threshing barn so please condition: No development shall commence until a statement indicating the retention/re-use of the stone flags to the former threshing barn have been submitted to and approved in writing by the Local Planning Authority.
- All historic roof timbers and ceiling timbers shall be retained in situ unless otherwise agreed in writing by the LPA and suitable measures shall be taken to secure and protect the features against accidental loss or damage.
- The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- For those buildings where the roof is proposed to be raised in order to expose the timber roof structure internally, all existing water tabling shall be carefully removed and reused. If new water tabling is required these should be reclaimed stone to match those of the existing.
- No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of new external surfaces shall have been

prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.

- All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
- Sample of materials for any landscaping such as paths, walls etc.

#### **Centre Farmhouse (NYM/6088/FL & 0689/LB)**

Just for clarification – the amended drawings relating to this element of the scheme still show the rooflights to the eastern roof slope of the barn to the rear. For the avoidance of doubt, these rooflights have been relocated to the western roof slope, as shown on the amended plans relating to the barns (NYM/0686/FL & 0687/LB). Please condition

- Window reveals to Centre Farmhouse be minimum of 60mm.
- I am still not clear on the proposed treatment of the cobbles to the cart shed so please condition: No development shall commence until a statement indicating the retention/re-use of the cobbles to the cart shed have been submitted to and approved in writing by the Local Planning Authority.
- All historic roof timbers and ceiling timbers shall be retained in situ unless otherwise agreed in writing by the LPA and suitable measures shall be taken to secure and protect the features against accidental loss or damage.
- No work shall commence on the installation of any windows or doors (incl. stable doors/shutters) in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local

Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

- The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of new external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
- All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
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- Sample of materials for any landscaping such as paths, walls etc.

**From:**

**Subject:** RE: Centre Farm, Battersby applications  
**Date:** 13 July 2020 18:35:08  
**Attachments:** [Slit window.JPG](#)

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Thanks Hilary for the amended details which were made in response to EDF's comments. Many of the alterations requested have been done which is appreciated.

Given my comments below which I appreciate the applicant/agent won't have seen, I would still request the following amends:

- Barn A – omission of the south facing rooflights to maintain the unbroken roofslope.
- Barn A – the HBR indicates that there is an existing opening to the N/W elevation of room G4, opposite the existing doorway in the S/E elevation. Please could this opening be utilised to provide access into the rear lean-to extension, rather than opening up a new doorway in the original wall. This may require some altering of the rooms in the lean-to to accommodate this.
- Barn C – are the rooflights to this barn essential? Would it be possible to relocate them to the western elevation and set them down lower in the roofslope to sit either side of where the brick extension breaks into the roof? I appreciate that this is the more visible elevation from the streetscene, however the eastern roofslope is considered more sensitive in terms of the setting of these barns with the main farmhouse. Given that there are existing openings to the eastern elevation which would provide morning light, the use of rooflights on the western side would provide evening sunlight into the darkest part of the room.
- Glazing of the small vents – could these be direct glazed, i.e. no frame, as per the attached photo? It creates a much cleaner appearance.
- We would still require a full schedule of historic fabric throughout these buildings (as indicated in the HBR) indicating what is to be retained in situ, what is to be reused and what is to be lost or replaced. In addition a schedule of all interior treatment of walls and their linings, floors and other details (such as retaining architectural features such as exposure of the stone arches) and what is to be retained, reused or replaced (such as the stone flags to the former threshing barn, the cobbles to the cart shed and the stone flags to the western building of Building A, amongst others). If features are proposed for re-use elsewhere then please indicate where they will be used.

As mentioned below, a site visit with the architect/agent may be the best way forward to go through each building and identify features of interest and what should be retained, reused etc.

Thanks, Clair

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**From:** Clair Shields  
**Sent:** 13 July 2020 15:22  
**To:** Hilary Saunders  
**Cc:** Maria Calderon; Planning  
**Subject:** Centre Farm, Battersby applications

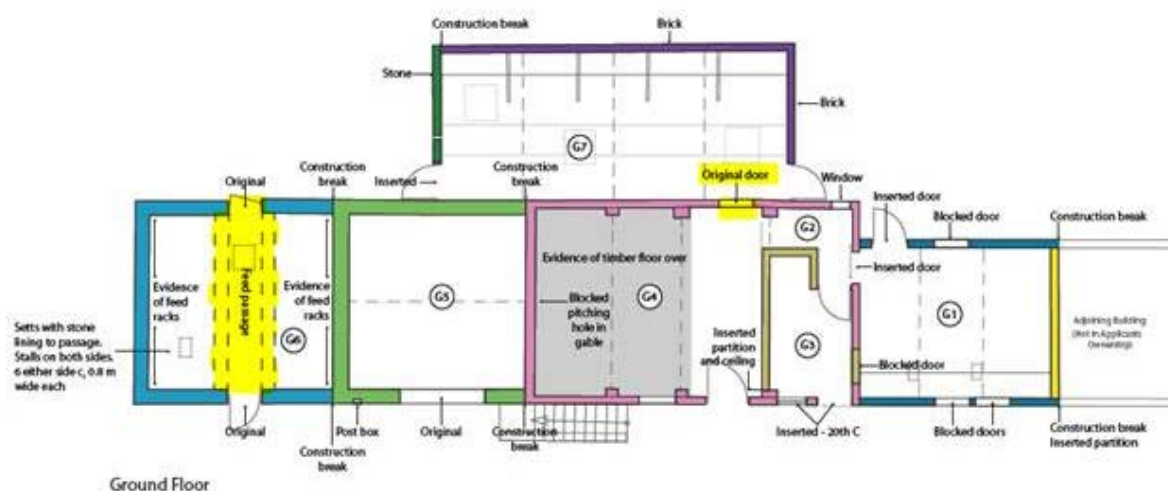
Hi Hilary, I've gone through these applications and below are my comments. Can you apologise if some of this information has already been provided, but as EDF provided comments initially I am just looking at it in light of the information contained in the HBR. I've made some specific comments on certain

details, but it may be best to seek a full schedule of work - as suggested in the conclusion. Happy to discuss this on site if preferred.

In addition to the comments made by EDF please could I request the following amends/clarifications in light of the HBR:

### Building A (barn to west of Holme Farm)

- I appreciate that the initial comments just sought to reduce the rooflights proposed, but please could we also request omission of the two rooflights to the southern roofscape. Both of these two rooms are already served by existing openings to both north and south elevations and I feel the character and appearance of this barn would be harmed by these additions.
- The HBR identifies many historic roof trusses which should be retained (G4, G5 and G6 in particular). Please could this be confirmed.
- I assume all the modern cement plaster to the walls and cement floors will be removed. Please could further photographic evidence be provided of the walls and floors once this is done to see if any historic features remain underneath? Also, clarification on the proposed wall/floor treatment to go back. As EDF requested – spine walls should be left exposed (and lime washed if preferred) but where walls are being re-plastered this should be in lime.
- Evidence of the blocked hayloft opening in G4 should be left exposed.
- G4 – the HBR and photos indicate that there are opposing doorways to the S/E and N/W elevations. This is likely to be a traditional feature/layout of farm buildings and as such the use of existing opening should be utilised to provide access into the rear lean-to rather than creating new ones. Please seek amendments.
- G5 please could clarification be sought that the ceiling structure is to be retained and also that the spine wall will be left exposed in order to maintain the evidence of the floor being lowered (figure 23).
- G6 clarification of the treatment of the stone flags which run between the two doorways (also highlighted below).



### Barn B (farmhouse at Centre Farm)

- Retention of the coal store to the north elevation. The HBR indicates that this is early 19<sup>th</sup> century in date and as such contributes to the significance of the site. This building would provide useful storage which is lacking with the proposed scheme (as mentioned in original comments).

- The floor to G1 is laid with cobbles, presumably original. Please could these be reused elsewhere in the development? Please indicate where.
- F1 - Historic roof structure to be retained.
- Please confirm reuse of all historic doors.

#### **Building C (farm buildings to north of Centre Farmhouse)**

- No further comments from those made previously but as confirmed by the HBR there is a substantial amount of archaeology evident in the walls, floors and existing timberwork, particularly to G7 which would have housed the original threshing barn. A detailed schedule is needed of what fabric is to be retained, repaired, reused and/or replaced before we can fully understand the impact of the proposed scheme.

In conclusion, it may be worthwhile to meet with the architect/agent on site to go through the proposed scheme in more detail to fully understand the more detailed parts of the proposals. Alternatively if more detail is to be provided, then we should seek the following, as indicated by EDF in the original comments made:

- A full schedule of historic fabric throughout these buildings (as indicated in the HBR) indicating what is to be retained in situ, what is to be reused and what is to be lost or replaced Incl. the roof structures).
- A full schedule of all interior treatment of walls and their linings, floors and other details (such as retaining architectural features such as exposure of the stone arches) and what is to be retained, reused or replaced (such as the stone flags to the former threshing barn, the cobbles to the cart shed and the stone flags to the western building of Building A, amongst others). If features are proposed for re-use elsewhere then please indicate where they will be used.

It may be easier to go through these requirements on site. If this is preferred please let me know so that we can arrange a date/time.



**From:**

**Cc:**

[Maria Calderon: Planning](#)

**Subject:**

Centre Farm, Battersby applications

**Date:**

13 July 2020 15:21:59

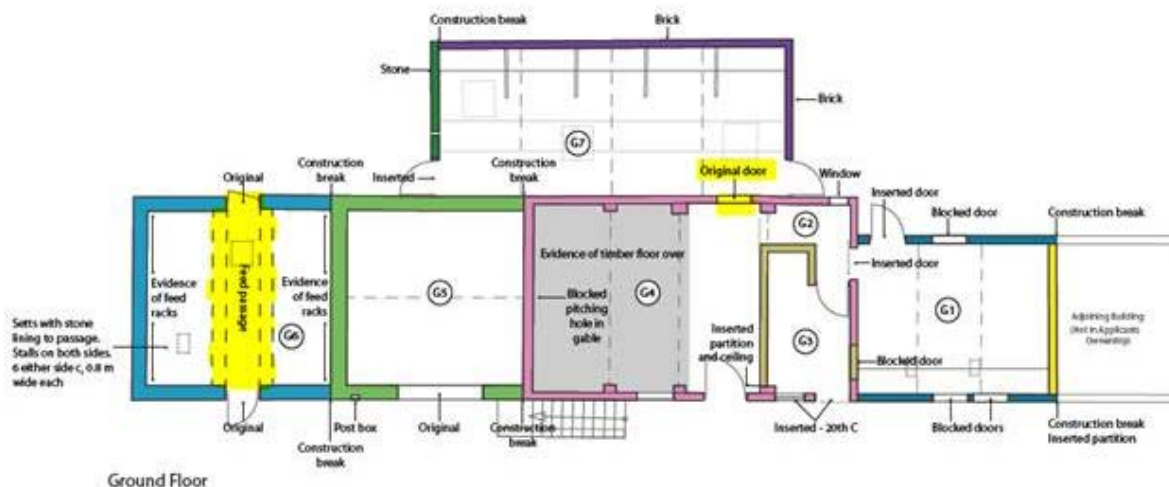
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Hi Hilary, I've gone through these applications and below are my comments. Can you apologise if some of this information has already been provided, but as EDF provided comments initially I am just looking at it in light of the information contained in the HBR. I've made some specific comments on certain details, but it may be best to seek a full schedule of work - as suggested in the conclusion. Happy to discuss this on site if preferred.

In addition to the comments made by EDF please could I request the following amends/clarifications in light of the HBR:

**Building A (barn to west of Holme Farm)**

- I appreciate that the initial comments just sought to reduce the rooflights proposed, but please could we also request omission of the two rooflights to the southern roofscape. Both of these two rooms are already served by existing openings to both north and south elevations and I feel the character and appearance of this barn would be harmed by these additions.
- The HBR identifies many historic roof trusses which should be retained (G4, G5 and G6 in particular). Please could this be confirmed.
- I assume all the modern cement plaster to the walls and cement floors will be removed. Please could further photographic evidence be provided of the walls and floors once this is done to see if any historic features remain underneath? Also, clarification on the proposed wall/floor treatment to go back. As EDF requested – spine walls should be left exposed (and lime washed if preferred) but where walls are being re-plastered this should be in lime.
- Evidence of the blocked hayloft opening in G4 should be left exposed.
- G4 – the HBR and photos indicate that there are opposing doorways to the S/E and N/W elevations. This is likely to be a traditional feature/layout of farm buildings and as such the use of existing opening should be utilised to provide access into the rear lean-to rather than creating new ones. Please seek amendments.
- G5 please could clarification be sought that the ceiling structure is to be retained and also that the spine wall will be left exposed in order to maintain the evidence of the floor being lowered (figure 23).
- G6 clarification of the treatment of the stone flags which run between the two doorways (also highlighted below).



### Barn B (farmhouse at Centre Farm)

- Retention of the coal store to the north elevation. The HBR indicates that this is early 19<sup>th</sup> century in date and as such contributes to the significance of the site. This building would provide useful storage which is lacking with the proposed scheme (as mentioned in original comments).
- The floor to G1 is laid with cobbles, presumably original. Please could these be reused elsewhere in the development? Please indicate where.
- F1 - Historic roof structure to be retained.
- Please confirm reuse of all historic doors.

### Building C (farm buildings to north of Centre Farmhouse)

- No further comments from those made previously but as confirmed by the HBR there is a substantial amount of archaeology evident in the walls, floors and existing timberwork, particularly to G7 which would have housed the original threshing barn. A detailed schedule is needed of what fabric is to be retained, repaired, reused and/or replaced before we can fully understand the impact of the proposed scheme.

In conclusion, it may be worthwhile to meet with the architect/agent on site to go through the proposed scheme in more detail to fully understand the more detailed parts of the proposals. Alternatively if more detail is to be provided, then we should seek the following, as indicated by EDF in the original comments made:

- A full schedule of historic fabric throughout these buildings (as indicated in the HBR) indicating what is to be retained in situ, what is to be reused and what is to be lost or replaced Incl. the roof structures).
- A full schedule of all interior treatment of walls and their linings, floors and other details (such as retaining architectural features such as exposure of the stone arches) and what is to be retained, reused or replaced (such as the stone flags to the former threshing barn, the cobbles to the cart shed and the stone flags to the western building of Building A, amongst others). If features are proposed for re-use elsewhere then please indicate where they will be used.

It may be easier to go through these requirements on site. If this is preferred please let me know so that we can arrange a date/time.

**Planning Consultation reference:** NYM/2019/0684/FL - Centre Farm,  
Battersby  
**Service request reference:** 19/02549/PLANNP

**Memorandum in reply from: Environmental Health Services**

I have considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact. Therefore the Environmental Health Service has no objections.

**Advisory to the applicant:**

The applicant is proposing to install a new package treatment plant which will connect to the existing discharge point into a water course. Advice should be sought from the Environment Agency regarding this as this could require a permit.

Lauren Reed

Environmental Health Officer

Environmental Health Service

Hambleton District Council

INGLEBY GREENHOW PARISH COUNCIL

12 Battersby Junction  
Great Ayton  
Middlesbrough  
Cleveland  
TS9 6LS  
e.mail- .co.uk

18<sup>th</sup> November 2019

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

Dear Mrs H Saunders

**Planning Application Ref Centre Farm, Old Battersby.  
NYM/2019/0689/LB – NYM/2019/0688/FL – NYM/2019/0687/LB – NYM/2019/0684/FL.**

The Parish Council has considered the above applications for the redevelopment of Centre Farm, Old Battersby, but wish to raise an objection subject to the resolution of the following issue.

A lack of clarification regarding the water supply to the plots both during the development process and after cause concern to the residents of Old Battersby and the Parish Council.

18 properties in the village share a spring water supply owned and managed by the Snilesworth Estate whilst the remaining 3 properties are supply by Northumbrian Water as the Snilesworth Estate declined the builders request to join the spring water supply when they were constructed. A more recent request by one of these properties to join the Snilesworth Estate spring water supply from Northumbrian Water has also been declined.

Last year the Snilesworth Estate spring water supply was found to be contaminated and the hamlet was without drinking water for almost 12 months whilst they negotiated with the estate. The residents of the 18 properties contributed a total of £10,000 to the estate to supply and install a central filtration system and they fully realise how unpredictable the quality and quantity of theses water courses can be.

Whilst the villagers and Parish Council are in general pleased that the farm is to be re-generated and think the plans are sympathetic the facts are the farm house was lived in for over 25 years by one person. So the total of 10 bedrooms over three houses the potential is an increases of 19 persons using the current spring water system. The villagers are concerned that their existing water supply may be jeopardised.

On behalf of Ingleby Greenhow Parish Council  
M B Bowes Parish Clerk to the Council

Cllr T Sutcliffe Chairman  
Cllr E Martin

Cllr L Smith Vice-chairperson  
Cllr M Staples

**From:** [Elspeth Ingleby](#)  
**To:** [Hilary Saunders](#)  
**Cc:** [Planning](#); [Mark Hill](#); [Elizabeth Clements](#)  
**Subject:** NYM/2019/0689/LB, 0688/FL, 0687/LB, 0686/FL, 0684/FL, 0685/LB - Centre Farm, Battersby  
**Date:** 14 November 2019 09:57:29

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**NYM/2019/0689/LB, NYM/2019/0688/FL, NYM/2019/0687/LB, NYM/2019/0686/FL,  
NYM/2019/0684/FL, NYM/2019/0685/LB - Centre Farm, Battersby**

Elizabeth and I have reviewed the bat surveys undertaken and the subsequent comments in response to the application from YWT and MAB ecology who undertook the survey. We have also taken into account the considerable bat survey experience and expertise of both the surveying ecologist and the commenting YWT officer.

What has been ascertained beyond doubt is that bats are present in the application buildings and that therefore a European Protected Species Licence will be required by the applicant before any works affecting the main farmhouse and associated barns (those deemed at low and medium risk of containing bats) can go ahead. Bat survey evidence obtained from an emergence survey of each set of buildings shows a variety of roosts used in 2019 by one or two individuals in each. No evidence of a maternity roost was found during the initial scoping survey, void search or emergence surveys. Although only one activity survey (of each block of buildings) has been used to determine this, I note that the amount of bat activity observed in either survey was not high enough to strongly indicate the nearby presence of a maternity roost (although this is of course not a definitive measure).

It is now outside of the survey season and additional activity surveys to inform the application for the EPSL will need to take place in Spring/Summer 2020. It is accepted that as a mobile species, bats may take up a roost in 2020 not used in 2019 and vice versa, however it is not proportionate for that to be a limiting factor in determining the application which can only use the information available to date. A precautionary compensatory roost, consisting of one section of roof using a Type 1f bat friendly liner with lifted tiles to permit bat access, has been proposed by YWT to ensure confidence that should the 2020 activity surveys record additional bat presence to that in 2019 then such mitigation is already consented under planning regulations. If the applicant is not prepared to accept this as a condition of planning consent, then it would not be appropriate based on available evidence to insist on its inclusion, however the applicant will need to be aware that should such mitigation be subsequently deemed necessary by Natural England (on the basis of the 2020 activity surveys) then guidance will need to be sought from the Authority on whether revised listed building consent will be required to cover its inclusion which could cause delay of the development at this time.

The mitigation and compensation measures detailed in section 9 of the bat, breeding bird and barn owl report will need to be conditioned.

Best wishes

Elspeth

**Elspeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

North York Moors National Park Authority  
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
Telephone: 01439 772700

From:  
To: [Hilary Saunders; Planning](#)  
Cc: [Suzanne Lilley](#)  
Subject: Centre Farm & Holme Farm Battersby  
Date: 10 November 2019 20:53:28

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Dear Hilary

Please find my comments on the respective applications for this site below.

**Legislation & national policy** Under the Planning (Listed Buildings & Conservation Areas) Act 1990 Section 16(2) requires that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66(1) requires that in considering relevant planning applications the local planning authority has special regard to the desirability of preserving the setting of a listed building.

Policy 127 of the NPPF advises that *Planning policies and decisions should ensure that developments: b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).* Policy 190 advises that *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.* Policy 192 advises that *In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; c) the desirability of new development making a positive contribution to local character and distinctiveness.* Policy 193 advises that *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy 194 advises that *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.* Policy 196 advises that *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.* Policy 197 advises that *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.* Policy 200 advises that *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

**NYM/2019/0684/FL Removal of modern agricultural building at the rear, conversion of redundant agricultural buildings to 1 no. open market dwelling with associated access, parking, amenity space and landscaping works** Farmbuildings to West of Holme Farmhouse

No objection to the demolition of the modern agricultural building. In relation to the proposed landscaping works, the treatment of the frontage of the building requires particular sensitivity due to its prominence in the streetscene and contribution to the setting of the former farm group with Holme Farmhouse. An overly-domestic treatment to the frontage area would be detrimental to the historic and agricultural character of the group. I would recommend that the existing opening into the front grassed area is closed by extending the dry stone wall and adding an appropriate gate to prevent vehicular access; and that permitted development rights to alter the surfacing or erect any form of boundary treatment or structure are restricted by any planning approval that may be granted. In relation to the detail of the conversion scheme please see comments below on the accompanying LBC application.

**NYM/2019/0685/LB Listed Building consent for conversion of redundant agricultural buildings to 1 no. open market dwelling with associated landscaping works** Farmbuildings to West of Holme Farmhouse

The application buildings lie to the west of Holme Farmhouse, the whole forming a linear range consisting of farmhouse, byres, stable, cart house and hayloft over and outbuilding. The farmhouse is GII listed and is attributed to the early-mid eighteenth century, with later alteration and additions. The farmbuildings are separately listed at GII and are attributed to the mid-late eighteenth century, the lean-to to the rear being a twentieth century addition built in stone and brick, although the 1853/6 edition OS map indicates an earlier structure attached to the rear (which may have been a horse engine house). The range of outbuildings is of high quality vernacular design and construction, retaining a number of distinctive architectural and historical features including a segmental-arched opening to the cart house; external stone steps with kennel beneath; moulded eaves band; original chamfered cross beam of remarkable dimensions, and joists with floorboards over, in excellent condition; and an inset Royal Mail Edward VII post box (1901-1910). The building has high aesthetic and historical heritage significances in its own right and contributes to the setting and heritage significance of the Holme Farmhouse.

The proposed scheme is generally sensitive and makes good use of the existing spatial arrangement and openings. It retains the existing 20<sup>th</sup> century lean-to to the rear. Whilst not of wholly sympathetic form it is relatively discreet. However, much of the structure is constructed from modern brick and proposals for the treatment of the masonry should be clarified. All parts of the building will require a **Level 3 historic building record prior to determination** to inform the assessment of the scheme as well as to provide a permanent record prior to alteration. This may result in further amendments if the record identifies elements of significance that are not currently recognised. I would request consideration of the following amendments and the supply of further information:

1. The brick elevations of the lean-to should be re-clad in reclaimed stone, possibly utilising the stone from parts of the demolished shed which the engineer considers likely to be rendered unstable.
2. External boarded doors should be retained only where they are extant and of vernacular form, retaining also the historic hand-forged wrought iron furniture. Please omit doors from the two openings to the western end. The door to the

hay loft should be shown as currently handed, to the left of the door and utilising the existing fixtures; the door to the eastern byre should be retained, hung to the left as existing.

3. All glazed doors should be set to the inside of the reveals of the openings for maximum depth, not to the central point indicated on the existing plans.
4. Rooflights to the front elevation should be reduced in size and product details consisting of metal reproduction cast iron fixtures annotated.
5. Details of paint treatment should be annotated, generally adopting black/a dark colour to modern glazed screens set in reveals and maintaining the traditional red paint colour to historic windows and boarded doors.
6. It is not clear from the plans what the proposed treatment for internal walls is. Some walls appear to be lined, others not. Please clarify the proposed lining design and treatment of unlined walls. Generally, where masonry walls will be internal (spine walls, between front and rear cells) they should be pointed up and left exposed to view to preserve internal character and patina.

**NYM/2019/0686/FL Removal of modern agricultural buildings, conversion of redundant agricultural buildings to 1 no. open market dwelling with annexe and associated parking, turning area, amenity space and landscaping works** Range of 3 farmbuildings and attached engine house to north-west of Centre Farmhouse

No objection to the demolition of the modern agricultural building. I would recommend that permitted development rights to alter the surfacing or erect any form of boundary treatment or structure are restricted by any planning approval that may be granted. In relation to the detail of the conversion scheme please see comments below on the accompanying LBC application.

**NYM/2019/0687/LB Listed Building consent for conversion of redundant agricultural buildings to 1 no. open market dwelling with associated landscaping works** Range of 3 farm buildings and attached engine house to north-west of Centre Farmhouse

The application buildings lie in a linear north-south range behind Centre Farmhouse which consist of at least six distinct building phases. The southerly building is a cart lodge and is part of a separate application relating to the farmhouse, considered below. The rest of the range would be converted as a single dwelling. Identified in the list description as “northern byre”, a former granary is ascribed to the mid to late 18<sup>th</sup> century; the cow shed byre to its south as being c.1800, the horse engine house attached to its western elevation as mid-19<sup>th</sup> century (with modern milking pump shed attached to north). The milking shed to the north of the granary is not identified in the list description but is attached to it and therefore “part of” the listed building as defined by S1(5) of the Planning (Listed Buildings & Conservation Areas) Act 1990. It is evident that this building is of two or three phases, the southern end being the earliest and predating the 18<sup>th</sup> century granary which incorporates its southern gable wall. All parts of the range including the horse engine house are in situ by the 1853/6 OS map. The buildings are of high quality vernacular design and construction, having a number of distinctive or unusual features and surviving fixtures of architectural and historic interest. These include a curved truss roof structure, large number of irregular vents and a bird hole to the granary; a series of roof trusses of varying design including a superbly curved tie beam in the earliest part of the building, scissor and collared trusses in the milking shed; and an unusually genteel design to the gable of the horse engine house which incorporates a blind oculus window. Throughout the range, areas of historic



flooring survive, examples of historic wrought ironmongery and characteristic joinery fixtures.

The proposed scheme of conversion is broadly sensitive in terms of making use of the existing spatial arrangement and openings. However, it fails to note any reference to the sensitive historic fabric within the buildings the conservation of which will be essential if the proposals are to preserve the character of the listed buildings as ones of special architectural and historic interest. It would also retain the modern milking pump shed which currently detracts from the character of the range by obscuring the elevations of horse engine house and granary.

All parts of the building range will require a **Level 3 historic building record prior to determination** to inform the assessment of the scheme as well as to provide a permanent record prior to alteration. This may result in further amendments if the record identifies elements of significance that are not currently recognised. I would request amendments and further information in respect of the following:

1. Detailed proposals for the roof structures to the four historic buildings included in the scheme should be provided. The structural report does not claim to assess the condition of the roof structures which are of high value to the significance of the buildings. Each building has a different structure and proposals should make provision for repairs to the existing timbers via traditional techniques, strengthening, use of supplementary timbers or where appropriate selective replacement. Comprehensive replacement will not be acceptable. Proposals for the presentation of the timbers should be provided, i.e. to what extent they can be retained exposed to view within the internal spaces. Generally, trusses and purlins should remain exposed. There may be potential to add a secondary roof structure over the existing in some of the buildings in order to accommodate the required depth of insulation, particularly within the milking shed, although where water tabling is present this may not be possible. .
2. Cow shed: this building contains what appear to be 19<sup>th</sup> century carving pens constructed in handmade bricks – could these be annotated for reuse, perhaps in partitions or to the living room hearth indicated on plan?
3. Granary: largely retains 18<sup>th</sup> c roof timbers including the remarkable curved truss structure and purlins which must remain exposed. The stable door & stone threshold to the horse engine house remain in good condition and should be retained within the conversion. The stone columns/nibs should be retained internally exposed to view, with insulation only to the thinner external walls. Stone flags should be reused where possible. A detail for the glazing of the small air vents should be provided.
4. Horse engine house: queen post truss roof and machinery structure must be retained – does this allow adequate head height? Flagstones should be reused perhaps to the entrance area. Masonry wall faces should remain exposed where possible, at least to the party wall with the granary. It would be beneficial to retain the characteristic glass pantiles to the roof, albeit they will need to be underdrawn internally with the roof build-up.
5. The milking pump shed should be removed, this detracts from the group and obscures parts of the listed buildings, and permission should not be granted for conversion of a non-traditional structure.
6. Milking shed: the interesting phased roof structure must be preserved and exposed where possible.
7. All glazed doors should be set to the inside of the reveals of the openings for maximum depth, not to the central point indicated on the existing plans.

8. Rooflights: size and product details consisting of metal reproduction cast iron fixtures should be annotated.
9. Details of paint treatment should be annotated, generally adopting black/a dark colour to modern glazed screens set in reveals and maintaining the traditional red paint colour to historic windows and boarded doors.
10. It is not clear from the plans what the proposed treatment for internal walls is. Some walls appear to be lined, others not. Please clarify the proposed lining design and treatment of unlined walls. Generally, where masonry walls will be internal (spine walls, between front and rear cells) they should be pointed up and left exposed to view to preserve internal character and patina.

**NYM/2019/0688/FL Alterations to farmhouse, demolition of store, construction of link extension and conversion of redundant buildings to form additional living accommodation together with creation of domestic curtilage, parking and turning area and landscaping works** Centre Farmhouse and Range of 3 farmbuildings and attached engine house to north-west of Centre Farmhouse (cart lodge to southern end of range only)

No objection to the principle of the scheme including extension and conversion. However, I consider that the demolition of the historic stores to the western end of the farmhouse is unjustified and that the comprehensive conversion of all outbuildings on the site would be excessive and result in inadequate facilities for a property of this size for functions such as storage, workshop and garage accommodation. In order to provide this and to preserve the character and setting of the historic and partially listed farm grouping I would recommend that the buildings to the western end of the farmhouse are retained unincorporated in the living accommodation. I would recommend that permitted development rights in relation to external alterations to the building or the erection of structures within its curtilage are withdrawn if permission is granted for conversion and extension in order to protect the heritage interest of the historic buildings and the setting of the listed farmstead. In relation to the detail of the conversion scheme please see comments below on the accompanying LBC application.

**NYM/2019/0689/LB Listed Building consent for alterations to farmhouse, demolition of store, construction of link extension and conversion of redundant buildings to form additional living accommodation together with landscaping works** Centre Farmhouse and Range of 3 farmbuildings and attached engine house to north-west of Centre Farmhouse (cart lodge to southern end of range only)

Centre Farmhouse is likely to date from the 18<sup>th</sup> or early 19<sup>th</sup> century, and constitutes a large central-entry vernacular farmhouse with characteristic internal floorplan with principal rooms flanking the hallway and service rooms and a winder staircase to the rear. To the eastern end is a later attached cart house with granary over, accessed by an external stone staircase; to the western end a later byre and outhouses. The buildings are well-preserved and would be considered both as non-designated heritage assets and as contributing to the setting and heritage significance of the listed range to the north. To the southern end of the northerly range a 3-bay cart lodge with 2 arched openings is part of the listed building and included within this application as additional domestic accommodation, proposed to be connected to the farmhouse by a new glazed and timber clad link structure. The cart lodge dates from the early 19<sup>th</sup> century and is consistent in quality with the rest of the listed range.

The proposed scheme of conversion is generally sensitive but lacks detail as outlined above; and the scheme as a whole involves excessive demolition and conversion.

All parts of the buildings will require a **Level 3 historic building record prior to determination** to inform the assessment of the scheme as well as to provide a permanent record prior to alteration. This may result in further amendments if the record identifies elements of significance that are not currently recognised. I would request amendments and further information with regards to the following:

1. Proposals for the roof structure of the cart lodge should be provided as for the rest of the listed range.
2. All glazed doors in the conversions should be set to the inside of the reveals of the openings for maximum depth, not to the central point indicated on the existing plans.
3. Details of paint treatment should be annotated, generally adopting black/a dark colour to modern glazed screens set in reveals and maintaining the traditional red paint colour to historic windows and boarded doors.
4. It is not clear from the plans what the proposed treatment for internal walls within the cart lodge is. Some walls appear to be lined, others not. Please clarify the proposed lining design and treatment of unlined walls. Generally, where masonry walls will be internal (spine walls, between front and rear cells) they should be pointed up and left exposed to view to preserve internal character and patina.
5. The lean-to shed to the eastern elevation of the cart lodge is evident on the 1853/6 OS map and should be retained. It is not clear why the scheme proposes to remove the roof, please clarify and retain unless justification is provided for removal.
6. The western end of the farmhouse is highly prominent in views from the village street retains its historic agricultural appearance as the entrance to the farm. The proposed scheme includes the conversion of the building attached to the gable of the house and demolition of the stores attached to the north. This would be regrettable as the alterations would result in an entirely domestic character to this elevation. I would recommend retention of the stores to the western elevation; and the retention of the western end outbuilding for garage/workshop use in association with this substantial house and to maintain the utilitarian character of this prominent gable end. Consider instead moving the kitchen/diner into the "home office/ snug" which currently feels rather superfluous.
7. Details of external alterations of the farmhouse should be provided including of replacement windows and doors if proposed in order to ensure that the character of the farmstead as a whole is preserved.

Currently, there is insufficient information in relation to all of the applications above to establish the impact of the proposals on the significances of the listed buildings due to lack of assessment and recording of the existing buildings; and absence of important detail with regards to treatment of significant historic fabric and architectural features. There are elements of the schemes which would harm the heritage significances of the assets, including demolition and loss or ambiguity regarding historic fixtures. These harms are not addressed within the application documents but appear to lack clear and convincing justification.

I note that Highways recommend amendments to the accesses to the new dwellings and would express concern about alteration of any of the existing gateways which have long served as accessways for farm machinery. I would question why low-intensity residential conversion as proposed would entail any additional road traffic hazard beyond the historic situation, and would be concerned at proposals to change the existing splays, gate widths or boundaries which are part of the rural character of the village street and the setting of the buildings. Any such alterations that are considered

necessary should be designed and subject to further consideration.

I would request that the points above are addressed and revised proposals submitted. Please re-consult building conservation in due course. Prior to the production of a historic buildings record a WSI should be submitted for written approval.

Regards,

Edward Freedman  
Building Conservation Officer.

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM/2019/0684/FL**

**Proposed Development:** Application for removal of modern agricultural building at the rear, conversion of redundant agricultural buildings to 1 no. open market dwelling with associated access, parking, amenity space and landscaping works at Centre Farm, Battersby

Grid Reference 459683 507629

**Location:** Centre Farm, Battersby

**Applicant:** The Snilesworth Trust

**CH Ref:** **Case Officer:** Tony Lewis

**Area Ref:** 2/76/232 **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

**Date:** 5 November 2019

**FAO:** Hilary Saunders **Copies to:**

The Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

**HC-06 DISCHARGE OF SURFACE WATER**

There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

**REASON**

In accordance with policy # and in the interests of highway safety

**HC-10 VISIBILITY SPLAYS**

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



**Continuation sheet:**

**Application No:**

**NYM/2019/0684/FL**

clear visibility of 43m measured along both channel lines of the main road from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**REASON**

In accordance with policy number and in the interests of road safety.

**INFORMATIVE**

An explanation of the terms used above is available from the Highway Authority.

**HC-14a DETAILS OF ACCESS, TURNING AND PARKING**

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. improvements to the surface of the access

**HI-14 INFORMATIVE**

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**REASON**

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

**HC-14b PROVISION OF APPROVED ACCESS. T**

No part of the development shall be brought into use until the approved vehicle access, approved under condition number #: are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

**REASON**

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

**HC-16 PARKING FOR DWELLINGS**

No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing no. CAJO 2019.02 drawing no: 101 Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**REASON**

In accordance with policy # and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM/2019/0684/FL**

**HC-18a      PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY**

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

**REASON**

In accordance with policy # and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

**HC-24 ONSITE PARKING, ON-SITE STORAGE AND CONSTRUCTION TRAFFIC DURING DEVELOPMENT**

Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

**REASON**

In accordance with policy # and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

**Signed:**

***Tony Lewis***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Thirsk Highways Office  
Thirsk Industrial Estate  
York Road  
Thirsk  
North Yorkshire  
YO7 3BX

**e-mail:** \_\_\_\_\_

Direct Line:  
E-mail:  
Your Ref: NYM/2019/0684/FL

22<sup>nd</sup> October 2019

Dear Sir/Madam,

**Application details – Centre Farm, Battersby**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Carrie Taylor**  
Developer Services



**From:**  
**To:** [Planning](#)  
**Subject:** RE: Centre Farm, Battersby - NYM/2019/0686/FL and NYM/2019/0684/FL  
**Date:** 14 October 2019 10:08:30  
**Attachments:** [image002.png](#)

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With regards to the above applications please see our previous email for NYM/2019/0688/FL.

Regards,

Laura Hobbs

**Conservation Planning Officer**  
**Yorkshire Wildlife Trust**

Tel:

Email:

Website: <http://www.ywt.org.uk>

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**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) [<mailto:planning@northyorkmoors.org.uk>]

**Sent:** 11 October 2019 14:22

**To:** Sara Robin

**Subject:** Centre Farm, Battersby - NYM/2019/0686/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Centre Farm, Battersby.

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.



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TRAINING AWARD  
2018

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[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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