

Date: 19 August 2020  
Your Ref:  
Our Ref: 006/2020/021  
Email:  
Tel:

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
North Yorkshire  
YO62 5BP



Dear Sir/Madam

## **Detailed/full planning application for the conversion/change of use for the conversion/change of use of Cross Farm Outbuilding and associated land to residential use (principal residence) (Planning Portal ref: PP-08845849)**

I am writing to you, to inform you of the submission of a detailed/full planning application on behalf of the Mulgrave Estate for the conversion/change of use of Cross Farm Outbuilding and associated land to residential use (Principal Residence). The planning application is submitted via the Planning Portal (ref: PP-08845849).

Documents and plans submitted in support of the planning application are as follows:

- Covering letter;
- Planning Application Form and Certificate of Ownership;
- Location Plan (inset) and Red Line/Blue Line Plan (1:1250 (inset) and 1@500) Ref: 06-2020-1001;
- Block Plans (1:100) Ref: 06-2020-1002;
- Floor Plan (existing and proposed) (1:100) Ref: 06-2020-1003;
- Elevations (existing) (1:100) Ref: 06-2020-1004;
- Elevations (proposed) (1:100) Ref 06-2020-1005; and
- Planning, Heritage, Design and Access Statement incorporating a Structural Appraisal and Marketing Report.

The planning application fee of £462 + £25 service charge has been paid by the applicant via the planning portal.

I trust that this is everything you require to validate the planning application and to inform the Authority's consideration of the proposal. If you require any additional information, please do contact me.

Yours sincerely

John Long BA (hons) DipTP, MRTPI  
**Director**  
Encl.



NYMNPA

20/08/2020

# **PLANNING DESIGN, HERITAGE AND ACCESS STATEMENT**

**Cross Farm Outbuilding, Egton**

**Change of use to residential (principal residence)**

**Prepared by John Long**

**Date 19 August 2020**

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# 1 Introduction

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared by John Long Planning Ltd on behalf of the Mulgrave Estate in support of a planning application for the conversion/change of use of Cross Farm Outbuilding and associated land to residential use (principal residence). The red line planning application area including the building conversion and associated private garden and parking space extends to 360 sqm. The building's internal area (excluding the garage) is 132 sqm; the garage area is 21 sqm. The Total building and garage area extends to 153 sqm. The total site area is 360 sqm.
- 1.2 This Statement sets out the main planning policy considerations and the Design and Access matters and provides justification for the application's approval.
- 1.3 The application documents and drawings submitted as part of the application comprise of the following:
  - Covering letter;
  - Planning Application Form and Certificate of Ownership;
  - Location Plan (inset) and Red Line/Blue Line Plan (1:1250 (inset) and 1@500) Ref: 06-2020-1001;
  - Block Plans (1:100) Ref: 06-2020-1002;
  - Floor Plan (existing and proposed) (1:100) Ref: 06-2020-1003;
  - Elevations (existing) (1:100) Ref: 06-2020-1004;
  - Elevations (proposed) (1:100) Ref: 06-2020-1005; and
  - Planning, Heritage, Design and Access Statement incorporating Structural Appraisal Report (Aug 2020) and Marketing Report (Aug 2020).
- 1.4 This Planning, Design and Access Statement demonstrates how the proposals perform against the Adopted Development Plan Policies, taking account of relevant material planning considerations. It also explains how the proposal complies with paragraphs 8, 79, 172 and 189-202 of the National Planning Policy Framework (NPPF) in terms of contributing to the achievement of sustainable development, homes in the countryside, National Parks and the conservation and enhancement of cultural heritage
- 1.5 It also sets out the design and access considerations. It concludes by setting out the planning justification for the proposal.

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## 2 The Site and Local Planning Context

### The Site and Surroundings

- 2.1 The application site is located within the built up area of Egton on the junction High Street and the Grosmont Road, approx. 9-10km south west of Whitby. It has residential properties on either side of it and opposite, and a former slaughterhouse to the rear. The planning application site extends to approximately 360 sqm, consisting of a single storey outbuilding (including garage) of 153 sqm, and 207 sqm of land to the side and rear. Not all of the land to the rear within the applicant's ownership is included within the application area, and this land is proposed to be retained by the landowner.
- 2.2 The outbuilding is not listed or within the curtilage of a listed building. There are no Listed Buildings adjacent to the site. The nearest Listed Building is Cross View on the opposite side of High Street. The site is within the Egton Conservation Area. The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term flood risk assessment for locations in England at: <https://flood-map-for-planning.service.gov.uk/>
- 2.3 Egton village is a linear settlement, consisting of a long broad street (High Street), with houses/buildings either side; and roads leading off, including Egton Lane running westwards; and the road to Grosmont running eastwards off the High Street. It has a range of services and facilities including two public houses, the Wheatsheaf and the Horseshoe at the entrance of the village, a village hall, surgery, general store; and primary school. It is served by public transport with regular buses and a railway station nearby at Egton Bridge. Egton is designated as a 'Larger Village' in the Adopted North York Moors National Park Local Plan (2020).
- 2.4 The site location plan; red line/blue line plan; floor plans (existing and proposed) and elevations (existing and proposed) are included at **Appendix 1** of this report. The Structural Appraisal is in **Appendix 2**. The Marketing Report is in Appendix 3; Confirmation that the site is in a low risk flood zone is included at **Appendix 4**; and photographs are included in **Appendix 5**.

### Planning History

- 2.5 The North York Moors National Park Authority online application search indicates that there have been two planning applications submitted on the site. Planning application ref: 40320076 for a change of use from agricultural to light industrial, which was refused in October 1980; and Planning application ref: 40320076A also for a change of use from agricultural to light industrial, which was approved in December 1980. The planning permission does not include the attached garage, which was on a separate lease at the time and was excluded from the application. The garage has been used for domestic/residential purposes, and this use remains.

- 2.6 Since the consent was granted, the site (other than the garage) has been used for various light industrial purposes, including cosmetic packaging and picture framing. Its most recent use was as a gin distillery operation. The gin distillery business moved to other premises in Lythe in September 2019, and since then the outbuilding (other than the garage) has remained empty.

### **Marketing**

- 2.7 The outbuilding and associated land is owned by the Mulgrave Estate. The Estate has marketed the outbuilding for commercial use since 1 September 2019. The Estate has been unable to find a commercial tenant for the property. The building has been marketed in line with the Estate's letting protocol, without success.
- 2.8 The evidence would suggest that the building is unattractive and unsuitable for a viable commercial use. The building is located in the village centre, within the Conservation Area and is surrounded on 3 sides by residential dwellings. The building is linear and divided into 10 rooms, making its use as a commercial premise very limited. The garage incorporated into the east end of the building retains a domestic planning use status and was not included in the change of use from agricultural to commercial in 1980, and the Authority has previously advised it should remain separate from the commercial use. There is limited car parking, other than in the rear yard and access for larger vehicles and deliveries would need to be whilst parked on the roadside. The rear yard and access arrangements are unsuitable for modern commercial vehicle movements, such as deliveries and drop offs.
- 2.9 The Estate and the National Park have previously received complaints from residents about noise from the unit in the past, suggesting that a commercial use is not compatible for the village centre location and residential area.
- 2.10 The Estate therefore proposes, in line with paragraph 10 of Appendix 2 of the recently adopted NYMNP Local Plan, 2020, that the building can be deemed no longer suitable for a commercial use, due to its internal configuration, its location very close to residential dwellings and the lack of adequate commercial vehicle delivery, pick up and manoeuvring space. This is demonstrated by the lack of interest from prospective tenants in taking the building on. It can be concluded that the best and most appropriate use for the building is that of a single residential dwelling, which will secure the building's future for the longer term.
- 2.11 Further information is included in the Marketing Report submitted with the application.

### **Structural Appraisal**

- 2.12 A structural appraisal has been undertaken to determine whether the building is suitable and capable of conversion without substantial rebuilding. The survey found that the roof coverings consist of clay



pan tiles on timber battens without riven timber linings with stone ridges. There are stone water stones to the gable end which appear to be in good condition for their age. Generally, the roof coverings are in good condition. The roof coverings will require renewal as part of any conversion works, due to building regulation requirements.

- 2.13 The rainwater goods are of cast iron and generally have been maintained, and in good condition. The walls are of coursed stonework in Lime mortar, are sound and vertical in their plane, other than a small amount of historic roof spread, adjacent the south west corner. This only extends to a few courses with no internal defects and some isolated areas of re pointing, the walls are in a sound condition.
- 2.14 The windows and doors are of softwood construction and painted and generally these are in good condition with some wet rot noted to the ledge and braced doors. The floors are generally of concrete material and are in good condition.
- 2.15 The appraisal concluded that the building is well constructed and has been maintained and as such is considered to be in good structural condition and is suitable for conversion to residential use without any major rebuilding.
- 2.16 Further information is included in the Structural Appraisal Report submitted with the application.



## 3 The Proposal

### Planning Application Details

- 3.1 The Planning application seeks permission for the change of use of the outbuilding (excluding garage) from light industrial use to residential use (principal residence), and associated minor works to enable the conversion; and in association with the residential use of the outbuilding, the change of use of part of the land to the rear to form a private courtyard garden and an area to the side of the garage for visitor parking and to allow level access to the rear of the property and associated works (including removal of soil, relocation/extension of retaining walls and installation of stone steps to rear courtyard garden and installation of post and rail fence with hedging behind to enclose the rear courtyard garden). The garage itself already has a domestic residential use as outlined above and does not require a change of use. No alterations are proposed to the garage.
- 3.2 The external works to the outbuilding are kept to a minimum and limited to repairs, refurbishment and replacements to match existing and the removal of the rear steel stairs fire escape. Three doorways (two on the front elevation and one on the rear) are proposed to be have glass windows installed (one with obscured glazing), with the doors to be retained and pinned back in the 'open' position.
- 3.3 Internally, the space is proposed to be sub-divided to form two bedrooms, a living room, kitchen/diner, study/home office; boot/utility room and bathroom.
- 3.4 Other works include the installation of a post and rail fence and hedging to the rear to create a modest courtyard garden; the excavation of soil and relocation and reconstruction/extension of the existing low stone retaining wall (less than 1m in height) next to the garage, to create a visitor parking space and level access to the rear of the property and new stone steps to provide access to the proposed rear courtyard garden. This enables the removal of the steel stairs fire escape to the rear of the building installed by the previous tenants.

## 4 Design and Access Statement

### Site Context

- 4.1 The site is within the built-up area of Egton. It is a long linear building directly fronting the road. To the east is a semi-detached dwelling, No.1 Esk View. To the north are a former slaughterhouse and attached buildings, an area of enclosed grass land, an access direct off the High Street and a residential property, Stoneleigh. To the south is Cross Farm and to the west is the village cross and small green. The site is within the Egton conservation area.

### Structural Considerations

- 4.2 The Structural Survey confirms that building is well constructed and has been maintained and as such is considered to be in good structural condition and is suitable for conversion to residential use without any major rebuilding.

### Site Proposals

- 4.3 The proposal is in detail and seeks the change of use of the outbuilding from commercial to residential use. The attached garage already has the benefit of a domestic residential use and has been used as such since the 1980s. There are no external works proposed to the building, other than any necessary repairs and reinstatements, glazing of three existing doorways and removal of the steel stairs fire escape to the rear. An area of the soil embankment next to the garage is proposed to be excavated to provide a visitor parking area and access to the rear of the building and to a modest courtyard garden via a flight of stone steps, which will be enclosed by a post and rail fence and hedging. The stone retaining wall adjacent to the garage will be moved further back and its height increased to match with the existing retaining wall to the rear of the building and link to the adjacent retaining wall with 1 Esk. The existing eastern stone retaining wall shared with 1 Esk View may need extending, repairs and reinstatement.

### Design Considerations

- 4.4 The approach to design has been to minimise external works to the building, other than any necessary repairs and reinstatements. All windows and doors are proposed to be retained and repaired as necessary. No new window openings, roof lights or external openings are proposed. Three doorways are proposed to have glazing installed (one with obscured glazing) with the existing doors pinned back in the open position. Externally, other than the glazing of three doorways, there will be no alterations to the building. The excavation of soil and relocation of the existing low stone retaining wall (less than 1m in height) next to the garage and its reconstruction/extension (to match existing) and new stone steps to access the courtyard garden, will allow for the removal of the steel stairs fire escape to the rear of

the building, which will benefit the views of the rear elevation. The rear courtyard garden will be enclosed by a post and wire fence with hedging behind.

### **Landscaping / boundary treatment Considerations**

- 4.5 To provide an element of privacy for the occupants, the modest courtyard garden is proposed to be enclosed by a post and rail fence with native hedging planted behind.

### **Drainage Considerations**

- 4.6 Drainage is proposed to connect into the existing system and mains services.

### **Access Considerations**

- 4.7 Access will be from the Grosmont Road and will utilise the attached garage which already has the benefit of a domestic residential use. Additionally, an area of soil banking next to the garage is proposed to be excavated and a low stone wall (less than 1m in height) is proposed to be removed to form a visitor parking space, and allow level access to the rear of the building and access to the modest courtyard garden via a flight of stone steps. The existing low retaining wall is proposed to be relocated/extended to match with the existing retaining wall to the rear of the building and the existing retaining wall with 1 Esk View. The existing wall shared with 1 Esk View may need to be repaired/extended as appropriate. The steel stairs fire escape to the rear of the building is proposed to be removed.

### **Contamination considerations**

- 4.8 There is no history or evidence of contamination.

## 5 Heritage and Landscape Assessment

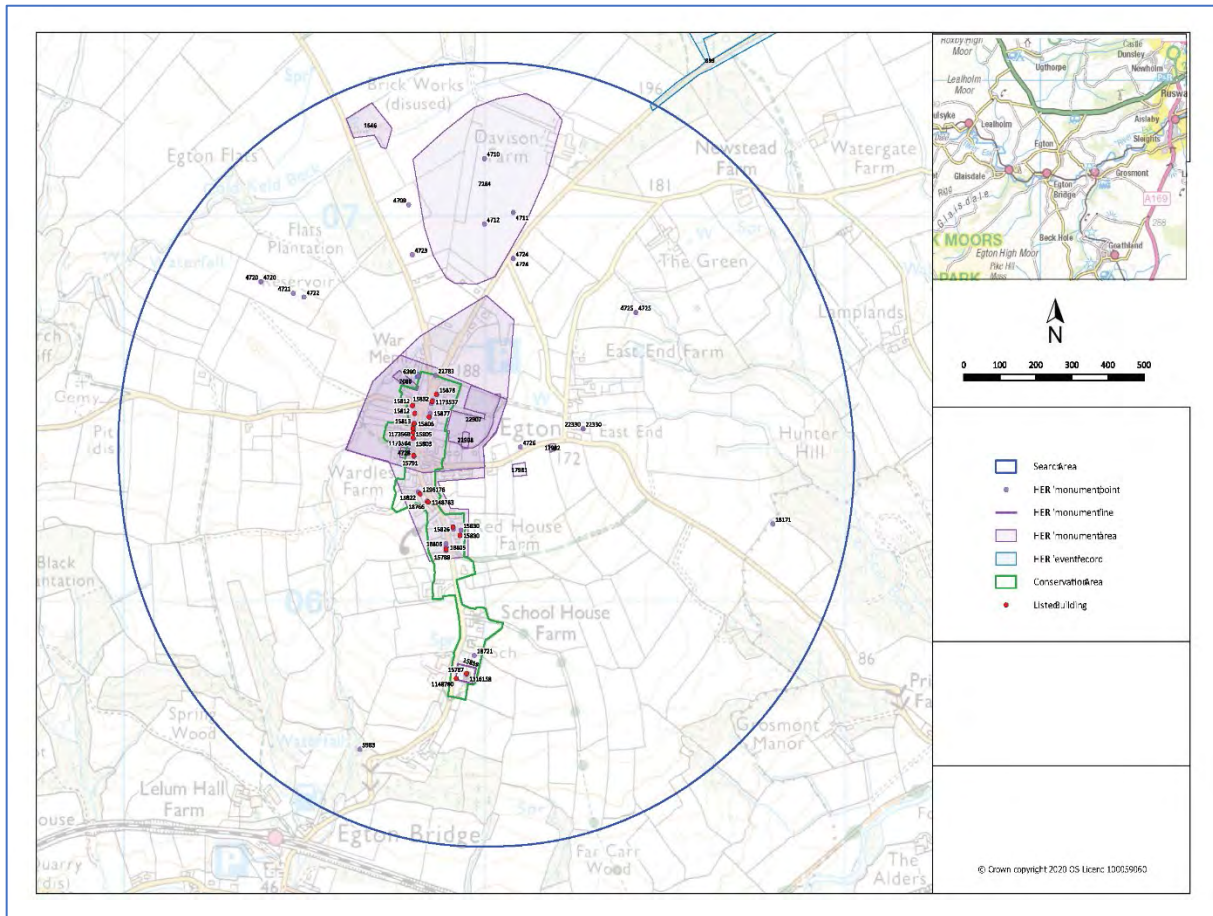
- 5.1 Consideration has been given to the scheme's potential impact on Heritage Assets and the wider landscape. The building is not listed, although it is included in the Egton the Conservation Area. The application will not impact on any other heritage assets including listed buildings.

### **Egton Conservation Area - Significance**

- 5.2 Egton Conservation Area covers the historic core of the village and its periphery. It has a linear street pattern comprising mostly two storey terrace houses of traditional style interspersed with a few detached and single storey dwellings, all set back from the High Street across green open space.
- 5.3 The buildings have a simple palette of materials, including mostly combinations of red clay pantile and natural slate pitched roofs with stone pediment gables; natural dressed stone walls with ashlar stone heads and cills to doors and windows; red clay chimney pots on red brick or stone stacks; timber sash windows painted white, often with quadrant or Georgian multi paned glazing; and black rainwater goods usually on stone dentils or metal brackets .
- 5.4 The Conservation Area's significance is considered to be associated with its street pattern and the collection of post-medieval/19th century buildings and the village green areas around which the buildings are placed. This is the village's historic core.

### **Other Heritage Assets**

- 5.5 The HER information confirms that are no other heritage assets within the immediate vicinity of the application site.



**Figure 1: Egton Heritage Asset Plan**

**What impact do the works have on the Heritage Asset (Conservation Area)?**

- 5.6 A consideration of the direct and indirect impacts of the proposed works on the Conservation Area and heritage assets and their setting has been undertaken in line with National and Local Planning Policy.
- 5.7 Paragraph 172 of the National Planning Policy Framework suggests that great weight should be given to the conservation of and enhancement of wildlife and cultural heritage in National Parks. Indirect impacts to the Heritage Assets i.e. to the heritage asset’s setting have also been considered. Paragraph 190 of the NPPF states that:
  - 5.8 “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.”
  - 5.9 Paragraph 193 and 194 go on to state:
  - 5.10 “Great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)...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.”

- 5.11 Paragraph 196 confirms that;
- 5.12 “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.
- 5.13 Paragraph 197 adds that:
- 5.14 “the effect of an application of the significance on a non-designated heritage asset should also be taken account of with a balanced judgement being required.”
- 5.15 Policy ENV 11 (Historic Settlements and Built Heritage) of the recently adopted North Your Moors National Park Local Plan (2020) requires new development to ensure a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be expected and should conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible
- 5.16 In light of these Planning Policy requirements an assessment of the proposal and its potential impacts on the Heritage Assets and their settings has been undertaken.
- 5.17 As the scheme proposes to re-use an existing building within the village, which is surrounded by development, there will be no additional landscape impacts caused by the change of use to residential. Similarly, as there are no external works to the building, other than repairs and re-instatements where necessary and the removal of the steel stairs fire escape to the rear, there will be no additional adverse impacts on the significance of the Conservation Area, or other Heritage Assets caused by the building’s change of use.
- 5.18 The removal of the steel stairs to the rear of the dwelling could be considered an improvement within the Conservation Area. The installation of a post and rail fence and hedge planting to the rear of the property will not be incongruous within the Conservation Area and would not cause an impact, neither



would the excavation of soil and relocation and reconstruction of stone retaining walls and stone steps, which are all common features in the area.

- 5.19 In terms of the building itself, whilst not listed it is a traditional building and its significance is related to its design, construction and materials. Care has been taken to minimise the works to the building to enable the change of use/conversion. No external works to the building are proposed, other than repairs and reinstatement of traditional features and the glazing of a minimum number of openings and removal of the steel stairs to the rear. The significance of the building's heritage features is not adversely affected by these works. The associated works to the retaining walls are proposed to match existing and will not adversely affect the significance of the building's heritage features.

### **How has the impact of the proposals been minimised?**

- 5.20 The above consideration of significance and potential impacts upon heritage assets demonstrate that there are no direct or indirect impacts on heritage assets. The scheme is predominantly for a change of use and purposely does not propose any external alterations to the building, other than the glazing of a limited number of door openings, to ensure there are no impacts on heritage assets. The rear courtyard area site will be well screened behind the building and the installation of a fencing and fwill not compromise any elements that are considered significant in the Conservation Area.
- 5.21 Photographs of the building and its setting are shown below:



- 5.22 **View of outbuilding frontage:** Looking west towards the High Street. The area of land to be excavated to form a visitor parking space and access to the rear of the property is visible to the right of the garage





5.23 **View of outbuilding frontage:** Looking east.



5.24 **View of outbuilding frontage:** Looking north.



5.25 **View of western gable end:** Looking east.



5.26 **View of rear of outbuilding:** Looking south from proposed courtyard garden area.





5.27 **View of rear of outbuilding:** Looking East.



5.28 **View of steel stairs fire escape at rear of building:** Proposed to be removed.



- 5.29 **View of land to the rear of the property:** Looking west, with the slaughterhouse outbuildings in the middle ground and Stoneleigh in the background.

### **Heritage and Landscape Assessment conclusions**

- 5.30 The photographs show that the change of use of the outbuilding will have no impact on the landscape or Heritage Assets including Egton Conservation Area, as there are no external works proposed to the outbuilding, other than repairs and reinstatements and the removal of the steel stairs to the rear.. The change of use of land to the rear to domestic curtilage and enclosure by a post and rail fence with hedging behind will also have only a negligible impact on the landscape of Conservation Area. The small retaining wall next to the garage is not a significant feature in the Conservation Area and will be relocated further back in the plot and extended where necessary.
- 5.31 The proposal would, therefore, not cause any harm and is considered to conform to Strategic Policies A, C, G, I and M and Development Management Policy ENV 11 of the NYMNP Local Plan, 2020 which seek to ensure a protection and, where possible, enhancement of the Conservation Area.

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## 6 Planning Policy Considerations

### Local Development Plan Policies

- 6.1 The relevant Development Plan for the proposal is the North York Moors National Park Authority Local Plan, 2020. The Local Plan was submitted to the Secretary of State for Examination on the 2 July 2019 and was examined in November 2019 and adopted in July 2020. The Local Plan replaces the Core Strategy and Development Management Policies DPD (2008).

### North York Moors National Park Authority Local Plan, 2020.

- 6.2 The relevant policies in the Local Plan are as follows:
- 6.3 **Strategic Policy A - Achieving National Park Purposes and Sustainable Development.** This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment; b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; c) Protects or enhances natural capital and the ecosystem services they provide; d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; e) Builds resilience to climate change through adaptation to and mitigation of its effects; f) Makes sustainable use of resources, including using previously developed land wherever possible; and g) Does not reduce the quality of soil, air and water in and around the National Park.
- 6.4 **Strategic Policy B –The Spatial Strategy.** Egton is designated as a larger village in the spatial strategy. It allows for development which supports the service function of Larger Villages by providing additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.
- 6.5 **Strategic Policy C - Quality and Design of Development.** This strategic policy allows development where: proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide; the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular; the siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces

around and between buildings which contribute to the character and quality of the locality; the scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal; Proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and the proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

- 6.6 **Strategic Policy G – The Landscape.** This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.
- 6.7 **Strategic Policy I – The Historic Environment.** This strategic policy seeks to safeguard designated and non-designated assets from proposals that would harm their historic significance.
- 6.8 **Strategic Policy M – Housing.** This strategic policy seeks to meet the needs of local communities by enabling a minimum of 551 new homes (29 per year) to be completed over the plan period. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.
- 6.9 **Policy ENV5 - Flood Risk.** This development management policy seeks to ensure new development will only be allowed where: It meets the sequential approach to development in areas of flood risk; and It does not increase the risk of flooding elsewhere.
- 6.10 **Policy ENV11 - Historic Settlements and Built Heritage.** This development management policy requires new development to ensure a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be expected and should



conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible.

- 6.11 **Policy CO2 – Highways.** This development management policy allows development where: It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.
- 6.12 **Policy BL2 - Reuse of Existing Employment and Training Facilities.** This development management policy allows for the re-use of employment premises where they are no longer capable of beneficial use for employment purposes; or the new use would result in improvements to the environment or to access or highways arrangements which would outweigh the loss. It requires demonstration that the current use is no longer economically viable, meaning that there is insufficient demand that would allow the facility to keep functioning. Viability and marketing tests will need to be met.
- 6.13 **Policy CO7 - Housing in Larger Villages.** This development management policy allows development of principal residence as a conversion of an existing building which lies within the main built up area and makes a positive contribution to the character of the settlement.

### **National Planning Policies**

- 6.14 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) revised February and July 2019. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

*“The purpose of the planning system is to contribute to the achievement of sustainable development...achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:..*



- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities’ needs health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.”*

6.15 At paragraph 192, the NPPF sets out the factors that LPAs should take account of when determining applications that may affect historic assets:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

6.16 In addition, the NPPF goes on to refer to the consideration of the impact of a proposal on a designated heritage asset and the weight to be given to the asset’s conservation. Para 196 outlines that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

6.17 Paragraph 79b of the NPPF indicates support for proposals that represent the viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

6.18 The proposal is considered to be in conformity with the NPPF.

## 7 Evaluation of Scheme against Planning Policy

7.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the schemes impacts against the positive benefits that will be derived. The table below sets out the proposal’s performance against the Development Plan:

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
North York Moors National Park Authority Local Plan 2020	
Strategic Policy A - Achieving National Park Purposes and Sustainable Development	<p>The proposal is considered to be in conformity with Strategic Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park. It is of a scale which will support the character and function of Egton.</p> <p>It will represent sustainable development and respects and reinforces the character of the local landscape and the built and historic environment.</p> <p>The scheme will provide social benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park’s need for principal residence housing. It will also provide economic benefits. Its conversion will provide job opportunities for local builders to develop the site and tradespeople to work on its construction. Once converted, the new residents will help to support the function and vitality of Egton and its services and facilities.</p> <p>The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It will provide scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species and the installation of bird and bat roost boxes.</p> <p>The scheme proposed the appropriate re-use of a commercial building, which is no longer fit for purpose, and makes the best and most sustainable use of it. It is not of a scale that would adversely impact on the quality of soil, air and water in the park.</p> <p>It would not impact on the landscape character of the village, the Conservation Area, or the wider area, and through the</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	removal of unsightly steel stairs, could enhance local character and local distinctiveness.
Strategic Policy B –The Spatial Strategy	The proposal is considered to be in conformity with Strategic Policy B. It proposes principal residence dwellings within the built-up area of a Larger Village which is supported by the Policy.
Strategic Policy C - Quality and Design of Development	<p>The proposal is considered to be in conformity with Strategic Policy C. It is a conversion of an existing building, with no alterations needed to the elevations. It will not result in the loss of any open space which contributes to the amenity, character and setting of a settlement. The excavation of soil adjacent to the building and use of a small area of land to the rear of the building for domestic will not have a detrimental impact on the character or appearance of the area. Neither will the scheme have an adverse impact on the amenity of any neighbours.</p> <p>No mature trees are proposed to be removed to accommodate the proposal, although a small shrub will be removed from the area next to the garage to be excavated to form the visitor parking space. This will be offset by the proposed planting of a section of native hedgerow to enclose the rear courtyard garden. Further environmental enhancements and a biodiversity net gain can be achieved through the installation of bat and bird boxes if necessary.</p>
Strategic Policy G – The Landscape	<p>The proposal is considered to be in conformity with Strategic Policy G as it would not impact on the Egton Conservation Area; any Listed Buildings in the immediate area; any Historic Parks and Gardens, Scheduled Ancient Monuments or other sites of Archaeological importance.</p> <p>As the scheme proposes to re-use an existing building within the village, which is surrounded by development, there will be no additional landscape impacts caused by the change of use to residential. Similarly, as there are no external works to the building, other than repairs and re-instatements where necessary and the removal of the steel stairs fire escape to the rear, there will be no additional adverse impacts on the Conservation Area caused by the building’s change of use. The removal of the steel stairs to the rear of the dwelling could be considered an improvement within the Conservation Area.</p> <p>The installation of a post and rail fence and hedge planting to the rear of the property will not be incongruous within the Conservation Area and would not cause an impact, neither</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>would the excavation of soil and relocation and reconstruction of a stone retaining walls and stone steps, which are all common features in the area.</p> <p>The visually contained nature of the site, and the fact it has development on all sides and opposite results in it providing only a limited contribution to the wider landscape character area.</p> <p>The building's conversion, the removal of soil adjacent to the building, relocation and extension of stone retaining walls and change of use of land to the rear for domestic garden would not impact upon the Conservation Area. Overall, it represents an appropriate conversion opportunity in the village.</p>
<p>Strategic Policy I - The Historic Environment</p>	<p>The proposal is considered to be in conformity with Strategic Policy I. It will not have a detrimental impact on the Egton Conservation Area. The scheme proposes to re-use an existing building within the village, which is surrounded by development. There will be no additional impacts caused by the change of use to residential. Similarly, as there are no external works to the building, other than repairs and re-instatements where necessary and the removal of the steel stairs fire escape to the rear, there will be no additional adverse impacts on the Conservation Area caused by the building's change of use. The removal of the steel stairs to the rear of the dwelling could be considered an improvement within the Conservation Area.</p> <p>The installation of a post and rail fence and hedge planting to the rear of the property will not be incongruous within the Conservation Area and would not cause an adverse impact, neither would the excavation of soil and relocation and reconstruction/extension of a small section of low stone wall (less than 1m in height) to match with existing retaining walls to the rear of the property and at 1 Esk View and stone steps, which are all common features in the area</p>
<p>Strategic Policy M – Housing</p>	<p>The proposal is considered to be in conformity with Strategic Policy M.</p> <p>It will contribute, albeit modestly towards meeting the Policy's aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period.</p> <p>It represents a suitable conversion of a building which is no longer fit for purposes for its current employment use, or its previous use as a farm related building.</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
Policy ENV5 - Flood Risk	<p>The proposal is considered to be in conformity with Policy ENV5 as the site is in a 'low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 4.</p>
Policy CO2 – Highways	<p>The proposal is considered to be in conformity with Development CO2. It is in a location that is capable of being, accessed by public transport, walking or cycling. The site has an existing footpath up to its frontage which links through to Egton's services and facilities which are no more than a 5-10 minute walk.</p> <p>Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge.</p> <p>There are no existing public rights of way affected by the proposal.</p> <p>Visibility from the site looking both ways along the Grosmont Road is acceptable, and the traffic generated by an additional 2 bedroom dwelling will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location. The existing garage already has permission for domestic use.</p>
Policy BL2 - Reuse of Existing Employment and Training Facilities.	<p>The proposal is considered to be in conformity with Development Policy BL2, taking into account the provisions of paragraph 10 of Appendix 2.</p> <p>The building is a small outbuilding, with limited access and servicing space. Its use as an employment building has come to an end. It needs some investment in the fabric to ensure it does not fall into disrepair, which is not economically viable to do on the basis of the employment rent returns.</p> <p>The site is no longer considered suitable for an employment use. It is locationally constrained, surrounded by existing residential development. The former slaughter house to the rear has ceased trading, and is likely to be converted/redeveloped for residential uses in the future.</p> <p>The most recent commercial occupiers moved out to larger more appropriate premises, less constrained in terms of servicing and deliveries and less likely to impact on the amenity of neighbours caused by commercial processes and operations.</p> <p>The building's most recent use as an employment premise caused issues with neighbours in the past and was the subject of investigations by the Authority, which precipitated the move by to more appropriate commercial premises. It is</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>likely that such issues would persist if the building was continued to be used on a commercial basis.</p> <p>The site has been marketed for commercial use for 12 months without any viable interest. In line with paragraph 10 of Appendix 2 of the Local Plan, the building can therefore be deemed no longer suitable for a commercial use, due to its internal configuration, it's location very close to residential dwellings and potential impacts on neighbour amenity and the lack of adequate commercial vehicle delivery, pick up and manoeuvring space. It can be concluded that the best and most appropriate use for the building is that of a single residential dwelling, which will secure the building's future for the longer term.</p>
Policy CO7 - Housing in Larger Villages	The proposal is considered to be in conformity with Development CO7 as it proposes small scale Principal Residence housing of a suitable conversion opportunity within the built-up area of a defined Larger Village.

7.2 The main material considerations relevant to the site include National Planning Policy Framework (NPPF) and the North York Moors National Park Design Guide.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
Paragraph 11 confirms that objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, confirms that the scheme would contribute to achieving sustainable development and is in conformity with the majority of the Development Plan. Where there is a variance there are sufficient material considerations to justify it.
Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the Council to approve development that accords with the Development Plan without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the majority of Development Plan. Where there is a variance there are sufficient material considerations to justify it.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 59-79 set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The Council should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. Whilst modest, the proposal will provide an addition to the local supply of housing.</p>
<p>Paragraphs 102-111 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities.</p>
<p>Paragraphs 117-123 seek to ensure the efficient use of land and appropriate densities.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scheme proposes the re-use of a previously developed building.</p>
<p>Paragraphs 124-132 emphasises the importance of good design, and the need to achieve high quality buildings and public spaces. It acknowledges the role of design guidance but cautions that it should avoid unnecessary prescription or detail and should concentrate on the overall scale, density, massing, height, landscape, layout, materials and access.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scale, density, likely layout, height, massing and materials reflects the local surrounding character.</p>





NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 148-169 set out the Government's aim to support a low carbon future taking account of climate change and reduce flood risk.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is not located in a high risk flood area and would not increase the risk of flooding elsewhere.</p>
<p>Paragraphs 170-177 set out the Government's aim to conserve and enhance the natural environment and biodiversity. Requiring Council's to refuse applications that have significant harm on the biodiversity unless it can be mitigated or compensated.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No ecological designations will be affected, and no significant harm to biodiversity will be caused.</p>
<p>Paragraphs 184-202 set out the Government's aim to conserve and enhance the Historic Environment.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No heritage assets will be affected by the proposal.</p>

NYMNP DESIGN GUIDE	CONFORMITY OF SCHEME
<p>The Design Guide provides a historical context to design and describes the fundamental design principles that should be considered in the development of a successful proposal. It also offers guidance on the components of design that need to be considered to inform any proposal, from a house extension to a small 'infill' scheme. Generally, that infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail. For conversions of traditional rural buildings outside of settlements, it provides advice and guidance on design, materials, subdivision, layout and setting etc.</p>	<p>Whilst not a traditional rural building outside of a settlement, consideration has been given to Part 4 of the design guide.</p> <p>The approach to design has been to minimise external works to the building, other than any necessary repairs and reinstatements. All windows and doors are proposed to be retained and repaired as necessary. No new window openings, roof lights or external openings are proposed.</p> <p>Three doorways are proposed to have glazing installed (one with obscured glazing) with the existing doors pinned back in the open position. Externally, other than the glazing of three doorways, there will be no alterations to the building. The excavation of soil and relocation and reconstruction/extension of a small section of low stone wall (less than 1m in height) to match with existing retaining walls to the rear of the property and at 1 Esk View and stone steps to access the courtyard garden, will allow for the removal of the steel stairs fire escape to the rear of the building, which will benefit the views of the rear elevation. The rear courtyard garden will be enclosed by a post and wire fence with hedging behind</p>

- 7.3 The above demonstrates that the scheme is in conformity with the Development Plan and national planning policy and local supporting design guidance.
- 7.4 The scheme will provide social and economic benefits including securing the future of a traditional building; adding to the housing stock by providing appropriate and accessible development, which will help meet the Park's need for principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.
- 7.5 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.
- 7.6 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

## 8 Conclusion

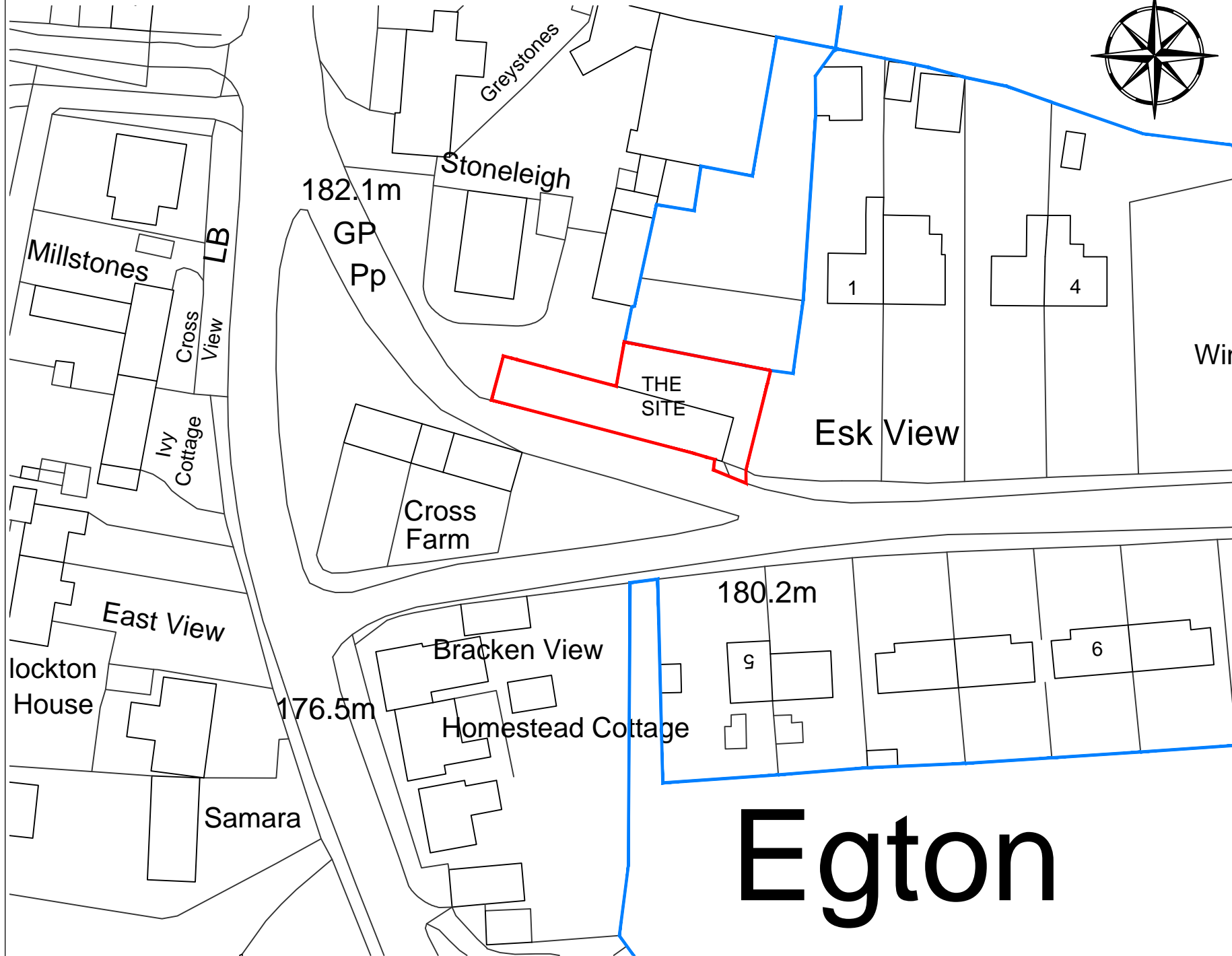
- 8.1 In conclusion, the outline application is considered to be in accordance with the Development Plan, as required by Section 38(6) of the Planning Act (2004) (The Act). The Adopted NYMNP Local Plan includes Strategic Policy B and Development Management Policy CO7, which allow for Principal Residence housing in 'Larger Villages', which Egton is now classified as.
- 8.2 With the above in mind, and taking into account the potential social, environmental and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, the NPPF and local supplementary design guidance.
- 8.3 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.



# APPENDIX 1

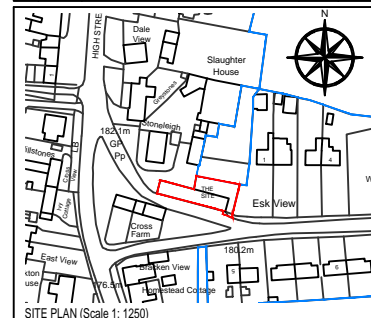
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## APPLICATION PLANS



LOCATION PLAN (Scale 1:500)

Rev	Date	Description	Drawn	Check	Approve
A	04/05/2020	VARIOUS AMENDMENTS FROM CLIENT/ESTATE DISCUSSIONS	JG	RC	RC
B	11/06/2020	BOUNDARY TREATMENT SHOWN & DOOR/WINDOW AMENDMENTS	JG	AL	RC



**SCOPE OF WORKS**

PROPOSAL TO CREATE A NEW 2 BEDROOM DWELLING AT CROSS FARM BUILDING, HIGH STREET, EGTON, WHITBY, YO21 1TZ. THE PROPOSED DWELLING WILL INCLUDE BOOT ROOM, MAIN BATHROOM, STUDY, KITCHEN/DINER, LOUNGE AND TWO BEDROOMS. THE MASTER WILL HAVE DRESSING AREA AND AN ENSUITE. THE EXISTING GARAGE WILL REMAIN IN USE AS A GARAGE AND A SECOND PARKING SPACE WILL BE CREATED FOLLOWING LANDSCAPING ADJACENT TO THE BUILDING. NEW RETAINING WALLS AND STEPS WILL LEAD TO THE REAR GARDEN AREA.

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:	REPAIRED WHERE NECESSARY (TO MATCH EXISTING)
INTERIOR WALLS:	TIMBER STUD WITH PLASTERBOARD
ROOF:	RED INTERLOCKING (TO MATCH EXISTING)
RAINFATHER GOODS:	BLACK (TO MATCH EXISTING)
WINDOWS:	WHITE (TO MATCH EXISTING)
DOORS:	INCLUDING GARAGE DOORS (COLOUR TBC)
BOUNDARY:	POST AND RAIL FENCING WITH HEDGING PLANTED BEHIND TO REAR GARDEN
ACCESS:	ACCESS / EGRESS TO BE RETAINED & ADDITIONAL VISITOR PARKING TO BE PROVIDED ACCESSING REAR OF PROPERTY

- NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED
- NOTE 2: STRUCTURAL CALCULATIONS BY OTHERS
- NOTE 3: SITE AREA = 0.036 ha (0.090 ac)
- BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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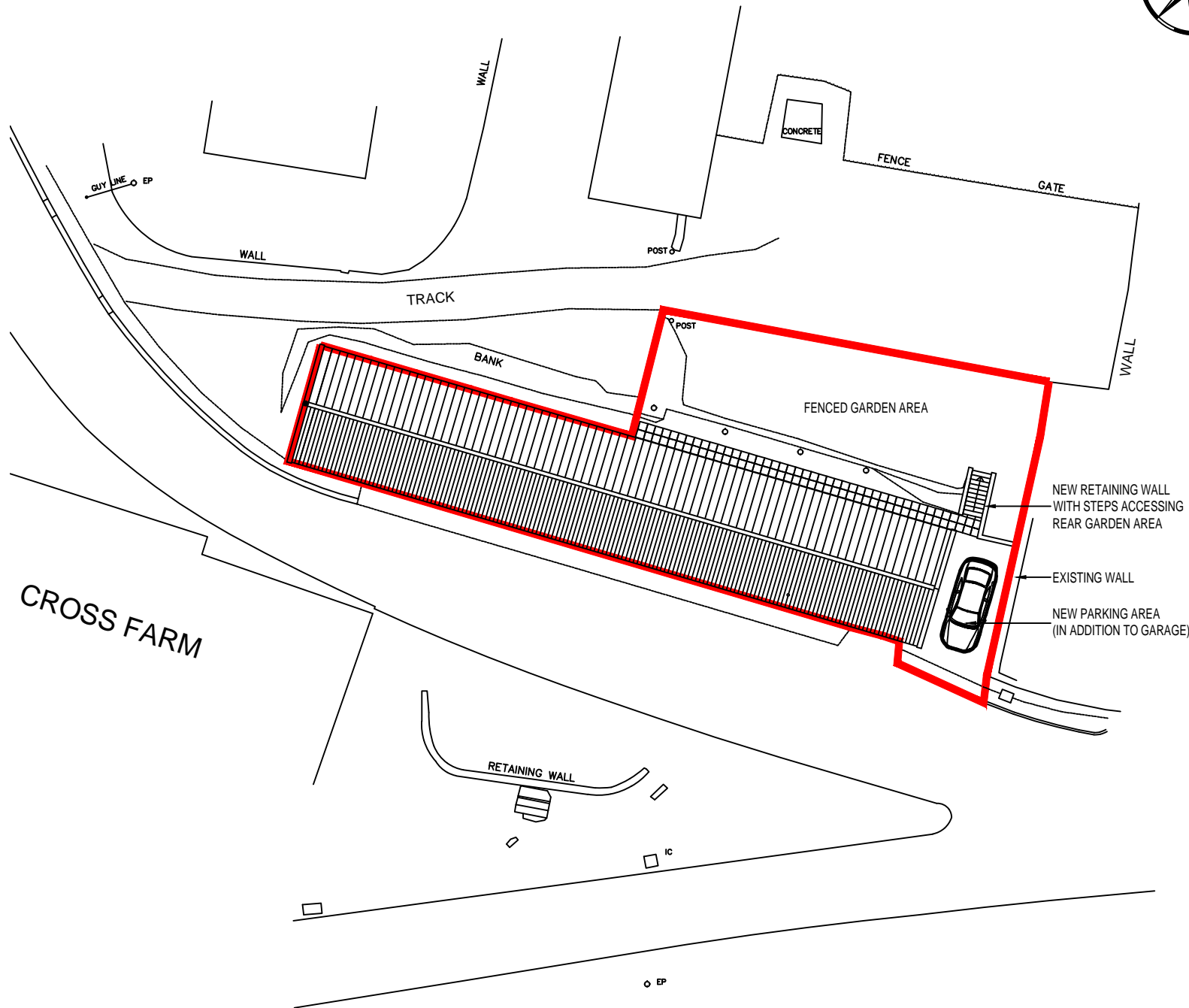
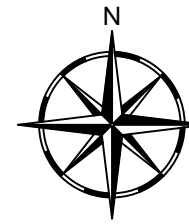
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Project: **CROSS FARM BUILDING  
HIGH STREET, EGTON  
WHITBY, YO21 1TZ**

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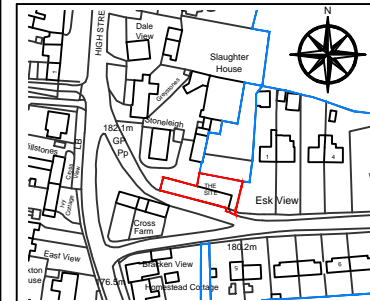
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SITE PLAN (Scale 1:200)

Rev	Date	Description	Drawn	Check	Approve



SITE PLAN (Scale 1:1250)

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Client	MULGRAVE ESTATE
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Project	CROSS FARM BUILDING HIGH STREET, EGTON WHITBY, YO21 1TZ
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Drawing	SITE PLAN
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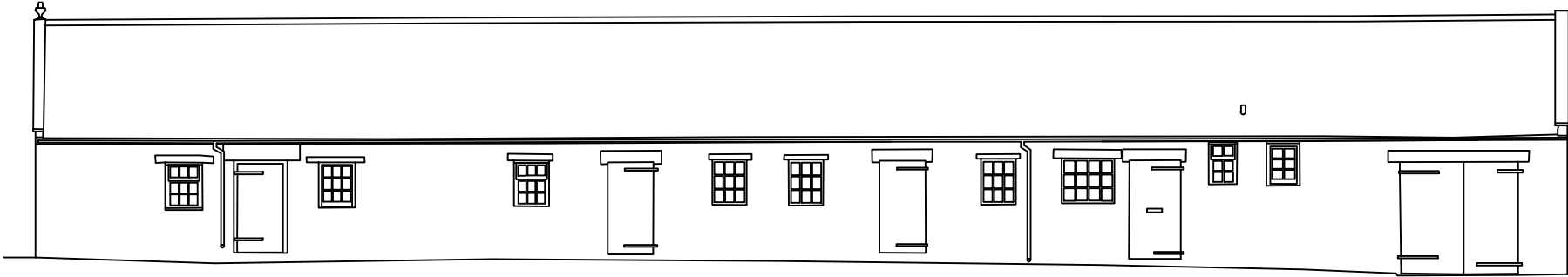
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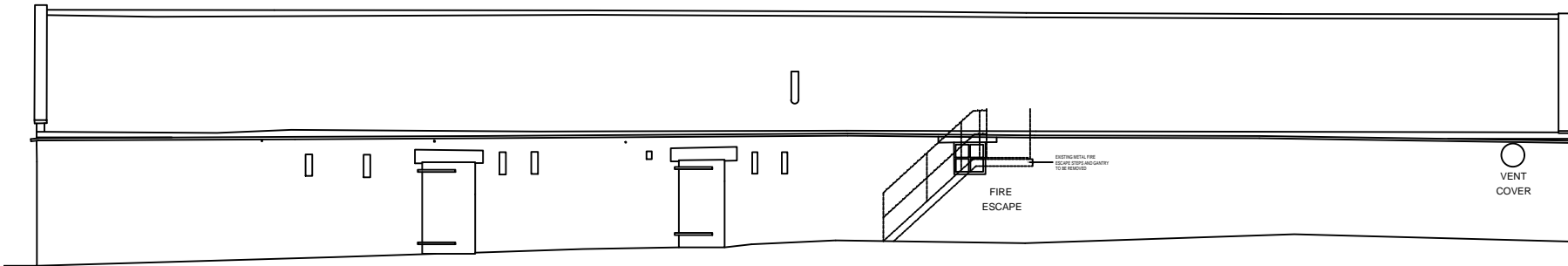




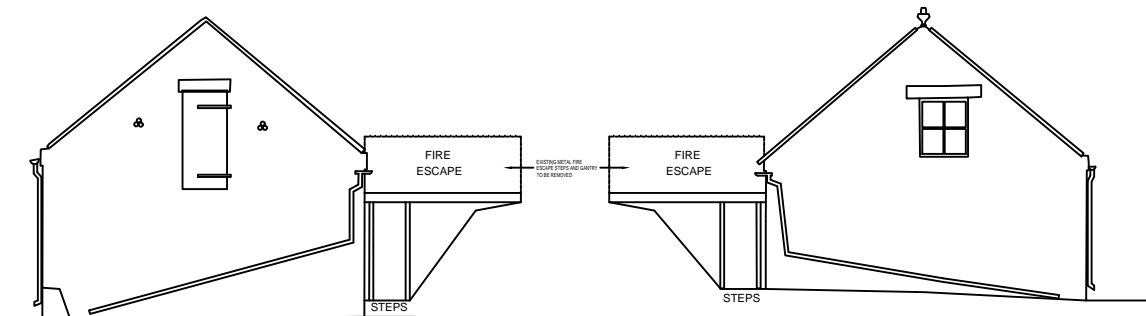
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EXISTING SOUTH ELEVATION

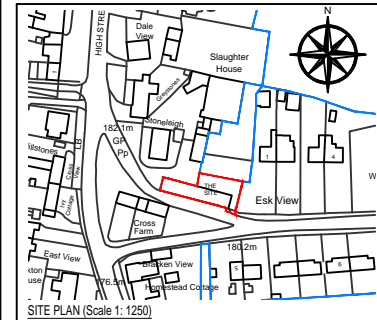


EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

EXISTING WEST ELEVATION



SITE PLAN (Scale 1:1250)

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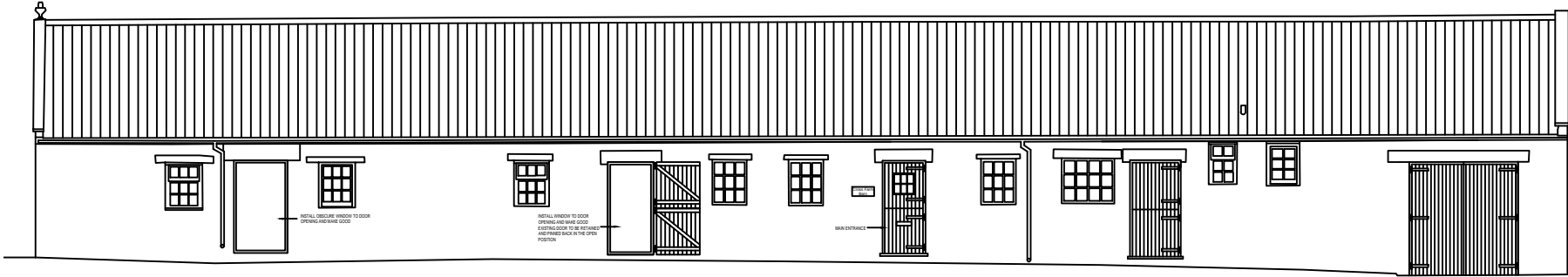
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HIGH STREET, EGTON  
WHITBY, YO21 1TZ**

Drawing **ELEVATIONS  
EXISTING**

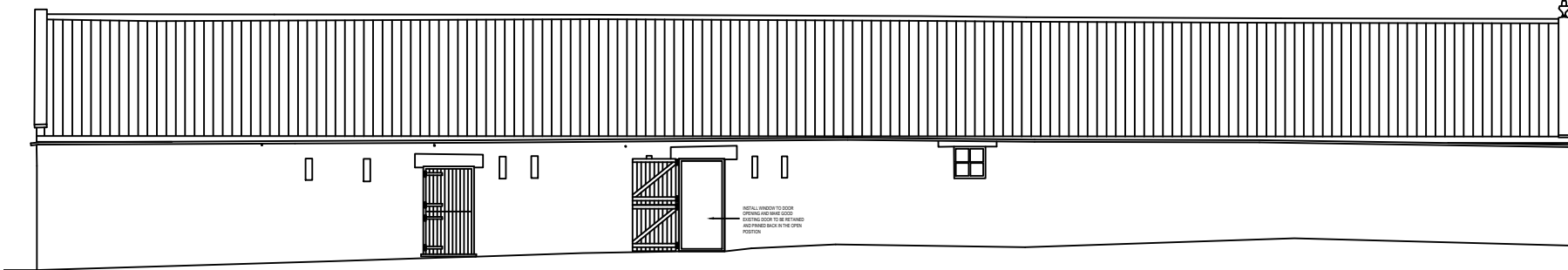
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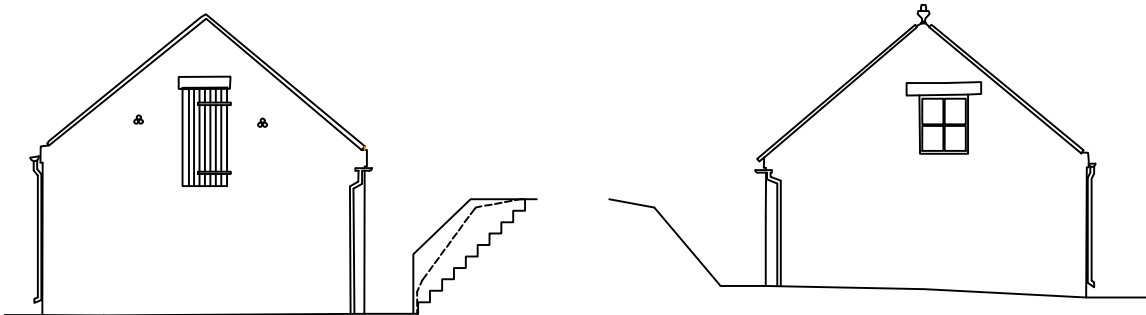
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PROPOSED SOUTH ELEVATION

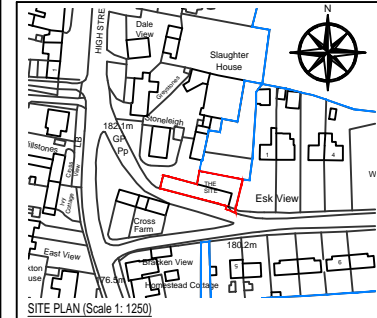


PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION



SITE PLAN (Scale 1:1250)

SCOPE OF WORKS

PROPOSAL TO CREATE A NEW 2 BEDROOM DWELLING AT CROSS FARM BUILDING, HIGH STREET, EGTON, WHITBY, YO21 1TZ. THE PROPOSED DWELLING WILL INCLUDE BOOT ROOM, MAIN BATHROOM, STUDY, KITCHEN/DINER, LOUNGE AND TWO BEDROOMS. THE MASTER WILL HAVE DRESSING AREA AND AN ENSUITE. THE EXISTING GARAGE WILL REMAIN IN USE AS A GARAGE AND A SECOND PARKING SPACE WILL BE CREATED FOLLOWING LANDSCAPING ADJACENT TO THE BUILDING. NEW RETAINING WALLS AND STEPS WILL LEAD TO THE REAR GARDEN AREA.

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: REPAIRED WHERE NECESSARY (TO MATCH EXISTING)
- INTERIOR WALLS: TIMBER STUD WITH PLASTERBOARD
- ROOF: RED INTERLOCKING (TO MATCH EXISTING)
- RAINWATER GOODS: BLACK (TO MATCH EXISTING)
- WINDOWS: WHITE (TO MATCH EXISTING)
- DOORS: INCLUDING GARAGE DOORS (COLOUR TBC)
- BOUNDARY: POST AND RAIL FENCING WITH HEDGING PLANTED BEHIND TO REAR GARDEN
- ACCESS: ACCESS / EGRESS TO BE RETAINED & ADDITIONAL VISITOR PARKING TO BE PROVIDED ACCESSING REAR OF PROPERTY

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS BY OTHERS

NOTE 3: SITE AREA = 0.036 ha (0.090 ac)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

dream-haus limited  
103 yew drive-brandon  
suffolk-england-IP27 0AB

Client **MULGRAVE ESTATE**

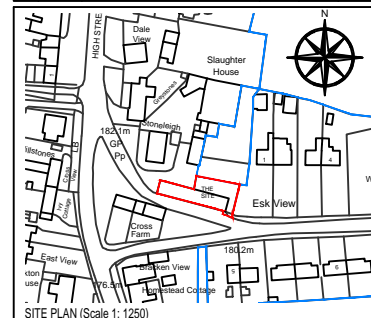
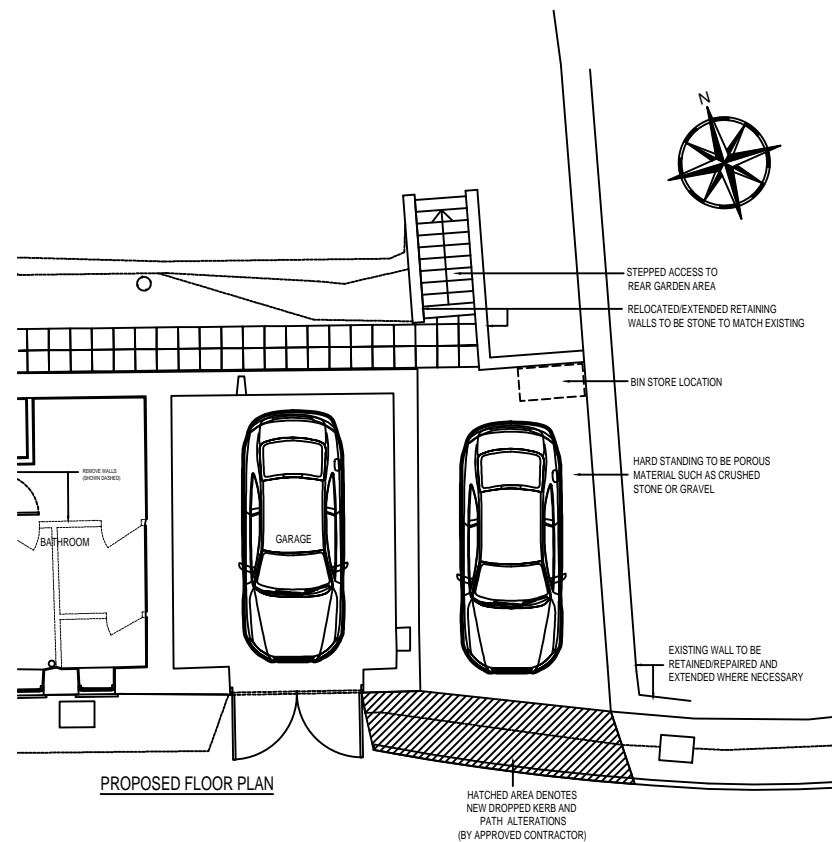
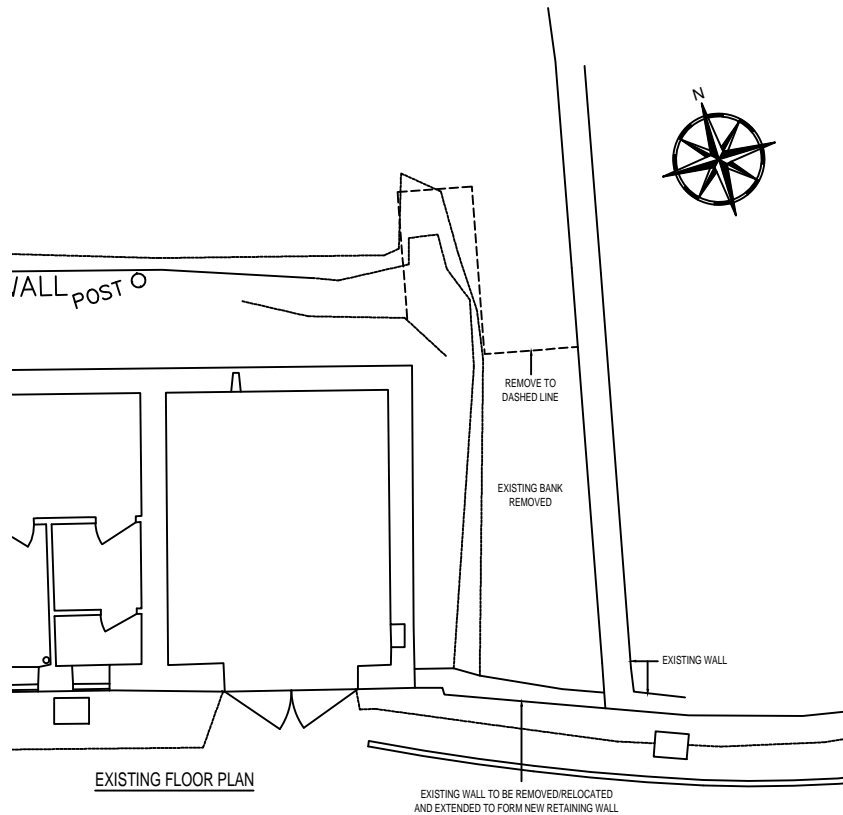
Project **CROSS FARM BUILDING  
HIGH STREET, EGTON  
WHITBY, YO21 1TZ**

Drawing **ELEVATIONS  
PROPOSED**

Drawing Number **06-2020-1005**

Scale **1:100** Sheet **05 OF 06** Rev **-**

Rev	Date	Description	Drawn	Check	Approve



**SCOPE OF WORKS**

PROPOSAL TO CREATE A NEW 2 BEDROOM DWELLING AT CROSS FARM BUILDING, HIGH STREET, EGTON, WHITBY, YO21 1TZ. THE PROPOSED DWELLING WILL INCLUDE BOOT ROOM, MAIN BATHROOM, STUDY, KITCHEN DINER, LOUNGE AND TWO BEDROOMS. THE MASTER WILL HAVE DRESSING AREA AND AN ENSUITE. THE EXISTING GARAGE WILL REMAIN IN USE AS A GARAGE AND A SECOND PARKING SPACE WILL BE CREATED FOLLOWING LANDSCAPING ADJACENT TO THE BUILDING. NEW RETAINING WALLS AND STEPS WILL LEAD TO THE REAR GARDEN AREA.

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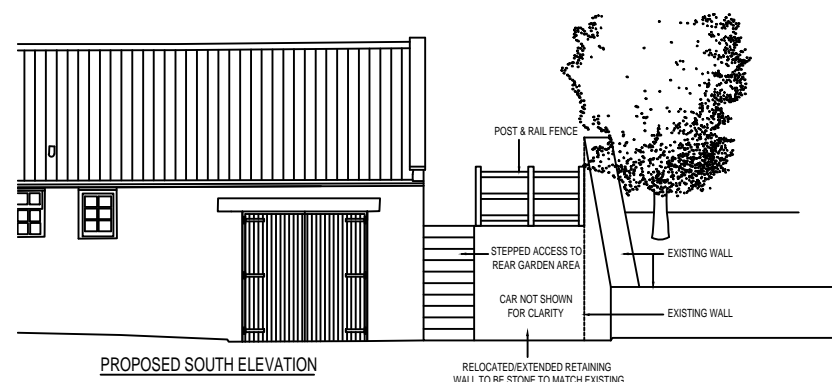
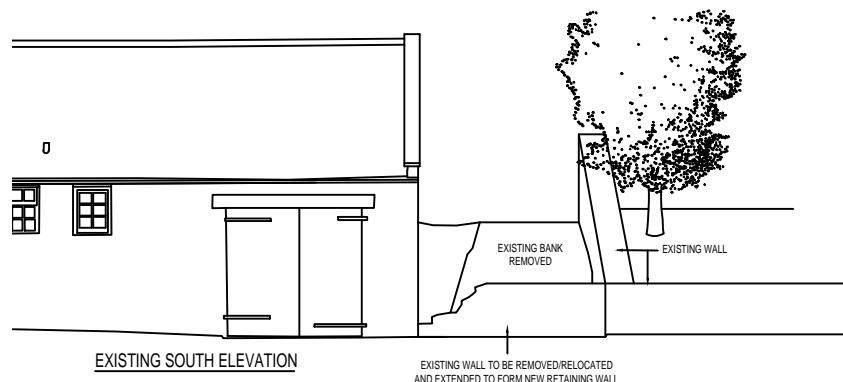
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NOTE 3: SITE AREA = 0.036 ha (0.090 ac)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE



**dream-haus**

dream-haus limited  
103 yew drive-brandon  
suffolk-england-IP27 0AB

Client: **MULGRAVE ESTATE**

Project: **CROSS FARM BUILDING  
HIGH STREET, EGTON  
WHITBY, YO21 1TZ**

Drawing: **VISTOR PARKING & REAR ACCESS  
EXISTING & PROPOSED**

Drawing Number: **06-2020-1006**

Scale: **1:100** Sheet: **06 OF 06** Rev: **-**



# APPENDIX 2

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## STRUCTURAL APPRAISAL

# MULGRAVE

## — ESTATE —

Structural Appraisal Report

Building at

Cross Farm Barn  
Egton  
Whitby  
North Yorkshire  
YO21 1TZ

Submitted as part of a change of use planning application to NYMNPA.



By  
Ian Langford  
Building Surveyor  
For and on behalf of the Mulgrave Estate.

Date: 24<sup>th</sup> July 2020  
Reference: CB/IRL/0001

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2.0 Structural Condition .....	3
3.0 Summary.....	5
4.0 Conclusion .....	5
Appendix A.....	6

## 1. Introduction

- 1.1. A structural survey was carried out to the building at Cross Barn Farm, Egton Whitby, North Yorks YO21 1TZ for the Mulgrave Estate upon the request of the Estate Director, Robert Childerhouse.
- 1.2. The building is an ex general purpose farm building, that once belonged to the village farm (Cross Farm). The building was subsequently converted to commercial units & is constructed in the local vernacular traditional construction. The building is of local coursed & lime pointed stonework, with masonry rubble fill, timber roof structures **consisting of "A"** frames with purlins and rafters, with Clay pantile tile roof covering.
- 1.3. The building consists of a run of units. Of single storey, some with loft space & connected via internal doors, other than the end garage. Pictures of the building are included in appendix A.
- 1.4. The purpose of the survey is to inspect the buildings to establish whether any structural issues are present and whether the buildings are suitable for conversion to a domestic dwelling under a planning application to the North Yorkshire Moors National Park by the Mulgrave Estate.
- 1.5. For the purpose of this report, the south(front)elevation of the building is deemed to be the elevation facing the road. This position is for reference within the report only & may not bear any resemblance to actual position of the building on the site.
- 1.6. A structural survey is based on the elements the property that can affect the structural stability of the building only, we have not inspected foundations, steelwork, woodwork, or other areas that were covered, unexposed or inaccessible and have not inspected for damp or asbestos. Any areas found during the survey will be reported upon.
- 1.7. The building consists of a detached straight run of possibly, old stable units, with a garage to the right-hand end in a line. The garage and unit 4 contain an internal first floor loft area and units 1-3 are open to the underside of the rafters and as such single storey. There are vertical stone gable ends with weather stones to both ends of the pitched roof. The building sits into the bank with the elevations as mentioned, in course stonework and are in extremely good condition for their age. They have been well protected by a wind and watertight roof system with cast-iron guttering and adequate downpipes. The window casements, are recessed into the stonework with lime mortar flaunching. The units are divided with a stone cross wall, the same thickness as the external stone walls. The barns have been unused for some time.

## 2.0 Structural Condition

### External

#### Front Elevation (South)

There is some torching missing to the claypan roof tiles other than that the roof is in sound condition. There is an area of repointing to the roadside elevation (see photo). The gutters and downpipes are of cast iron and all in good condition. The property has been externally decorated in the last five years, which has helped to preserve the building. There is some minor deflection in the front elevation wall, though this is acceptable and is probably due to some minor roof spread, which has been corrected with no internal cracking evident. The building when constructed, was of a reasonably good quality build with an ornamental "fleur de lys" style topping present, to the gable end.

#### Left Gable end (West)

The gable end is of similar construction of course stonework in lime mortar, with stone parapet capping, with mortar flaunching down onto the tiles. Pointing is required generally to the gable elevation. The gable is in good structural condition and vertical in its plane.

#### Rear Elevation (North)

The rear elevation is of the same construction of course stonework and lime mortar bed and pointing. There are a few cracked roof tiles, with none missing in their entirety. There is some mortar pointing missing to the roof tiles, but this is minimal. The rear elevation finished floor level is some 1.8 m below the rear finished ground level, with a gulley system dug, to prevent water ingress in to the building. The gutters and downpipes are of cast iron and all in good condition. Generally, the wall elevation is in good condition and is vertical in its plane. Some repairs have taken place over the years with sand cement pointing and this should be replaced with Lime mortar. the two number Ledge & brace doors are all in A function condition and there are four painted windows in the elevation, all in good decorative condition.

#### Right Gable end (East)

The right-hand elevation is again in course stonework with lime mortar and will also require some minor pointing. There is a ledge and brace door allowing access to a first floor (Loft area). The elevation is in good structural condition and is vertical in its plane.

#### Amenity/track/parking Area (North)

There is a twin trod track leading off the public highway to the amenity area, immediately to the rear of the property, which is made of stone and the area to the rear is laid to lawn and enclosed by fences and walling.



## Internal(working left to right)

Unit 1-Open vaulted ceiling, with exposed Kingpost trusses. The rafters have been underdrawn and painted. The floor is of concrete painted and an independent partition has been erected to create a secure area. There is a linking doorway through to unit 2. This unit is supplied with windows and external door access. This unit is supplied with water and electricity. The walls are all in good condition and vertical & have been plastered and decorated and well maintained over the years with no cracking Visual to the eye. This area's roof structure consists of 2 King post trusses, with timber purlins and rafters and a clay pan tile roof covering over. The timber roof structure appears to be in good condition with all cross truss ends in good condition. There is no evidence of any structural defects or racking of the rafters and the structure as a whole appears stable, some historic roof spread is apparent however, it has been some time since the unit was internally decorated with no internal cracking evident.

**Unit 2**-Is also open vaulted, with the rafters being partially underdrawn with hessian cloth. Exposed Kingpost trust which all is in good condition with no apparent defects. The upper half of the rafters, above the mid purlin, are exposed and appear in very good condition. There is insulation fitted within the rafters. The walls are of stonework and have been partially lime plastered and painted or limewashed and the subfloor is of concrete construction. This unit is supplied with windows and external door access. The mains electrical supply enters via this unit with three incoming supplies. This unit is also generally in very good condition

**Unit 3**- Open plan, with a rear access door. There area has a ceiling which has been stepped in level and attached to the Kingpost truss. The walls are generally of stone with lime plaster covering & have been painted. There is a door linking through to unit four. This unit is supplied with windows and external door access. This unit is also supplied with lights and sockets and has a concrete floor. The area is in good structural condition with no visual internal defects.

**Unit 4**-Entered by a frame a ledge and brace door via the street or via the internal door access, through into a front area with window to front elevation this area is plastered and painted with concrete floor. With a similar open cut roof system, which appears to be in good condition with no visual defects. The area is supplied with lighting and sockets there is no visual cracking to the masonry, and it is in good condition. There is a rear section to this unit, a small room with rear access door onto the amenity land behind. A half brick wall has been erected to divide this unit into two areas and has been painted. This unit also hosts two no. WCs, which are in functioning condition and connected to mains foul drainage. No visible cracks are apparent to any of the walls or the floors. With the unit in good structural condition.

**Garage**- The garage is of 1.5 vehicle size; the walls are of course stonework which has been pointed and limewashed, the floor is of subsoil with some concreting taken place. There are ceiling joists which have been over boarded to create a first floor and the area is supplied with lighting. Generally, this area is in good structural condition.

## 3.0 SUMMARY

We summarise our findings and recommendations:

The roof coverings consist of clay pantiles on timber battens without riven timber linings with stone ridges. There are stone water stones to the gable end which appear to be in good condition for their age. Generally, the roof coverings are in good condition. The roof coverings will require renewal as part of any conversion works, due to building regulation requirements.

The rainwater goods are of Cast iron and generally have been maintained, and in good condition.

The walls are of coursed stonework in Lime mortar, are sound and vertical in their plane, other than a small amount of historic roof spread, adjacent the south west corner. This only extends to a few courses with no internal defects and some isolated areas of re pointing, the walls are in a sound condition.

The windows and doors are of softwood construction and painted and generally these are in good condition with some wet rot noted to the ledge and braced doors.

The floors are generally of concrete material and are in good condition.

## 3.0 Conclusion

This building is well constructed and has been maintained and as such is considered to be in good structural condition and is suitable for conversion to residential use without any major rebuilding.

Ian Langford

Building Surveyor

For and on behalf of the Mulgrave Estate

Appendix A

Pictures of elevations and internal finishes the building



South Elevation



West Elevation



North Elevation



East Elevation





Clay pan tile roof covering



Garage frontage



South Elevation- Lime mortar pointing required



Unit 1-Internal



Unit Two-Internal



Unit Three-Internal





King Post Truss foot.



King Post Truss



WC compartment-Unit 4



WC compartment 2- Unit 4



Typical Unit front with Ledge & Brace door and Georgian style softwood windows.



Cast Iron rainwater goods to village combined drain.



Twin trod track to amenity area



Amenity area from opposite view

End.



# APPENDIX 3

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## MARKETING REPORT



# MULGRAVE

## — ESTATE —

### MARKETING REPORT

### FOR

### CROSS FARM BARN, EGTON

Vacant from Date: 1 September 2019  
Latest Use: Gin Distillery (from 1 September 2016)  
Reason for Vacant: Occupant moved to larger premises

#### Background to the Mulgrave Estate portfolio

The above property is part of the Mulgrave Estate, a large property investor and landowner in the Whitby Area with a mixed let portfolio comprising of:

- 250 residential dwellings
- 50 farming units
- 9 holiday cottages
- 40 commercial properties; ranging from rural workshops, pubs, cafes, retail shops, post offices, public WC's, garages, commercial industrial units, caravan and campsites, hotels, B&B's, pay & display car parks and community buildings
- 15,000 acres of agricultural land
- 2,500 acre of commercial forestry producing fire logs, kindling and wholesale timber

#### Management:

The let Estate is managed from the Estate Office in Lythe, nr Whitby, where four qualified RICS Surveyors proactively manage the portfolio. Three of the four Surveyors are also members of the CAAV (Central Association of Agricultural Valuers). The management surveyors are supported at the Estate Office by a property letting team, marketing & social media assistant and a full administration team. Together the wider team makes up an effective Estate and Letting Agency function for the Estate.

#### Cross Farm Barns – Marketing

The barn became vacant on 1 September 2019, when the occupying business relocated to larger premises.

An assessment of the rental value was undertaken, and the property was prepared for re-letting at £5 per square meter. The figure that was comparable with other let properties on the Estate and those available within the Whitby area.

Letting Particulars were prepared and the property was immediately placed on our website at <https://mulgrave-estate.co.uk/property/property-to-let/cross-farm-buildings-egton>

[The Particulars have been published continually from the 1 September 2019.](#) Concurrently, the letting particulars were also displayed at the property in the road facing windows.

Additionally, the Barn was also posted on the Estates Social Media sites as follows:

10 January 2020 - Instagram	10 January 2020 - Facebook
18 Likes	Audience Reached – 835
	Engagements – 59 post clicks
	Likes – 7
18 June 2020 – Instagram	18 June 2020 – Facebook
26 Likes	Audience Reached – 1,100
2 Bookmarks	Engagements – 82 post clicks
	Likes – 16

As a result of the above marketing we have only had one viewing:

Date: 21 January 2020      Viewer: Mr C Clarke      Use: weathervane workshop

Comments: only wanted half the building and requested the estate sub-divide.

Outcome: no progress. Estate decided the cost to apply for planning to sub-divide and go to the additional expense was not worth it. Economically the chances of finding two tenants willing to share the unit are more unlikely than finding one. The additional vehicle activity and parking need for two units would be too great for the space and roadside parking available. It is difficult enough for one unit.

#### Use of External Agencies

The Estate has a policy to only use external agents for the sale of property, not the letting off, as it employs sufficient professionals and resources in-house to manage the letting portfolio. The Estate website is well known and social media is well followed and recognised as the place to watch for property opportunities in the Park.

#### Planning Policy

The Estate has considered the Marketing and Viability information contained in the recently Adopted NYMNP Local Plan, 2020 (Appendix 2), related to Policy BL2 - Reuse of Existing Employment and Training Facilities. This policy and advice was adopted at the latter end of the marketing period, but it is considered that paragraph 10 of the guidance is relevant (see below).

#### Conclusion

The Estate has over the past 12 months been unable to find a commercial tenant for the property. The building has been marketed in line with the Estate's letting protocol, unfortunately without success. The property is a building the Estate wishes to retain but the evidence would suggest that the building is unattractive and unsuitable for a viable commercial use. The building is located in the village centre, within the Conservation Area and is surrounded on 3 sides by residential dwellings. The building is linear and divided in to 10 rooms, making its use as a commercial premise very limited. The garage incorporated into the east end of the building retains a domestic planning status and was not included in the change of use from agricultural to commercial in 1980, and the Authority has previously advised it has to remain in separate use. There is very limited car

parking other than in the rear yard and access for larger vehicles and deliveries would need to be whilst parked on the roadside. The rear yard and access arrangements are unsuitable for modern commercial vehicle movements, such as deliveries and drop offs. The steel steps installed at the rear of the property to support its previous commercial use, are somewhat incongruous, and the Authority have previously advised that they may require planning consent.

The Estate and the National Park have received complaints from residents about noise from the unit in the past, suggesting that a commercial use is not compatible for the village centre location and residential area.

We propose therefore, in line with paragraph 10 of Appendix 2 of the recently adopted Local Plan, that the building can be deemed no longer suitable for a commercial use, due to its internal configuration, it's location very close to residential dwellings and the lack of adequate commercial vehicle delivery, pick up and manoeuvring space. This is demonstrated by the lack of interest from prospective tenants in taking the building on. It can be concluded, that the best use for the building is that of a single residential dwelling.

Robert Childerhouse AssocRICS FAAV JP

Estates Director

19 August 2020

# MULGRAVE

— ESTATE —

## WORKSHOP/OFFICE SPACE

CROSS FARM BUILDINGS

EGTON

WHITBY

NORTH YORKSHIRE

YO21 1TZ



An excellently positioned, traditionally built unit with good access and parking, less than 7 miles from Whitby.

Amounting to approximately 2000 sq.ft

TO LET

£10,000 plus VAT per annum

## SITUATION

The premises are situated in the lovely village of Egton.

The building is only 1.5 miles from the A171, 6.7 miles from Whitby and 25 miles from Middlesbrough.

Egton is a popular village situated in the North York Moors. Just down the road is Whitby a thriving historical fishing port and tourist destination offering a wide range of high quality services and amenities including shops, public houses, hotels, restaurants and recreational facilities.

## DESCRIPTION

The buildings itself has been used as an office/workshop space in the past and most recently a gin distillery. It is a traditional farm building measuring approximately 2000 sq. ft in total. Internally there are 4 compartments plus a garage.

The compartments vary internally and could be used as office space, storage and/or workshop compartment, toilets and garage.

The building is constructed from sandstone with a pantile roof. Access is via the rear of the property. Parking for approximately five vehicles.

## General Information

### Services

Mains electric and water

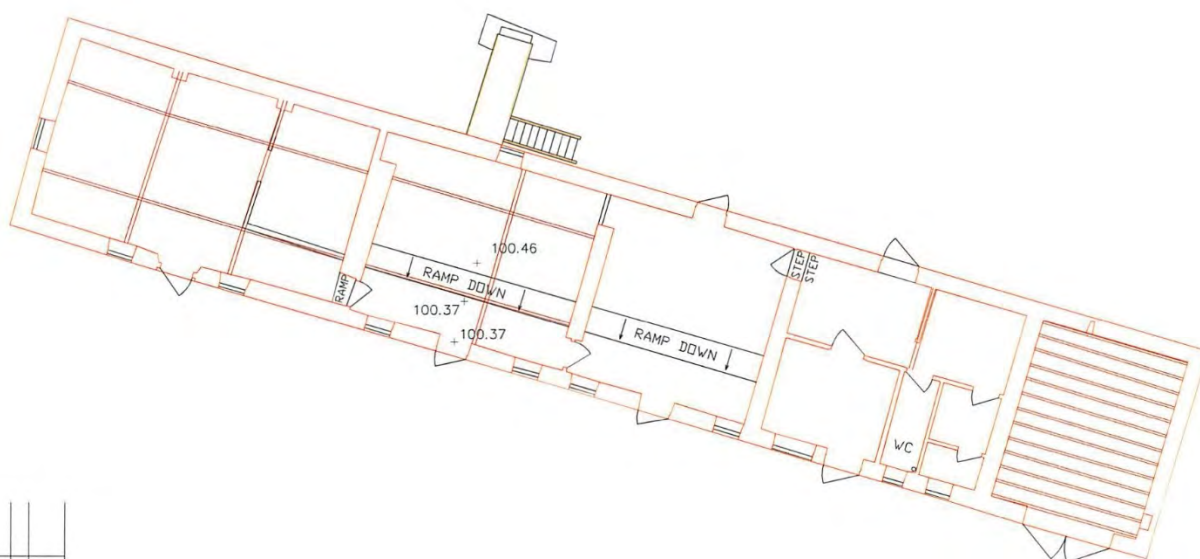
### Rates

TBC

### Viewing

All arrangements to view are through Mulgrave Estate. Please telephone

or  
email



Rev.	Desc.	By	Date
CLIENT			
MULGRAVE ESTATE			
TITLE			
CROSS FARM OUTBUILDING			
FLOOR PLAN			



# APPENDIX 4

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## FLOOD RISK INFORMATION

# Flood map for planning

Your reference  
**Cross Farm**

Location (easting/northing)  
**480879/506373**

Created  
**13 May 2020 16:11**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>





**Flood map for planning**

Your reference

**Cross Farm**

Location (easting/northing)









**480879/506373**

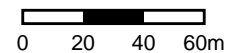
Scale

**1:2500**

Created

**13 May 2020 16:11**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area





# APPENDIX 5

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## PHOTOGRAPHS





1. View of outbuilding and proposed visitor parking looking northwest from the Grosmont Road



2. View of the building looking north from lower fork of road





3. View of outbuilding looking east from the Grosmont Road



4. View of rear of outbuilding looking east from track (steel stairs proposed for removal).





5. View of outbuilding from proposed rear courtyard garden area looking southwest



6. View of rear of outbuilding looking west (steel stairs proposed to be removed)





7. View of interior roof rafters



8. View of interior





9. View of Interior



10. View of proposed visitor parking area (soil to be excavated and retaining wall rebuilt to rear of area)