

**From:** John Long  
**Sent:** 21 September 2020 16:05  
**To:** Hilary Saunders  
**Subject:** NYM/2020/0505/FL Cross Farm Outbuilding Revised Plans

Good afternoon Hilary

Further to our telephone conversation earlier today, I am writing to you to formally submit revisions to the proposed conversion/change of use of Cross Farm Outbuilding, Egton (Planning Application Ref: NYM/2020/0605/FL).

The revisions are proposed to address concerns that the Highway Authority raised in respect of visibility from the visitor parking area and doors opening directly onto the public highway. The scheme has been revised to remove the visitor parking area and associated proposed drop kerb. A new low-key post and rail fence/pedestrian gate is proposed to enclose a courtyard to the side of the outbuilding; and the outbuilding's doors fronting the highway have been changed so that they are proposed to open inwards. The garage door is now proposed to be replaced with an 'up and over' style of garage door, with the details to be agreed via the means of a condition. The rest of the scheme is as previously submitted. I attached the revised plans and elevations (ref: 06-2020-1001 (1 to 06) Rev A.

I trust the revisions are satisfactory and adequately address the Highway Authority concerns. I understand that the revisions will need to be issued for a period of consultation, following which a decision will be made.

Thank you for your help and advice on this matter and please do contact me if you require any additional information.

John

John Long

The logo for John Long Planning, featuring the words "john long planning." in a stylized, lowercase, blue font with a red dot above the 'i' in "planning".

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Date: 21 September 2020  
Your Ref: NYM/2020/0605  
Our Ref: 006/2020/021

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

Dear Hilary

**Revised Plans - 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 Ref: NYM/2020/0605/FL)**

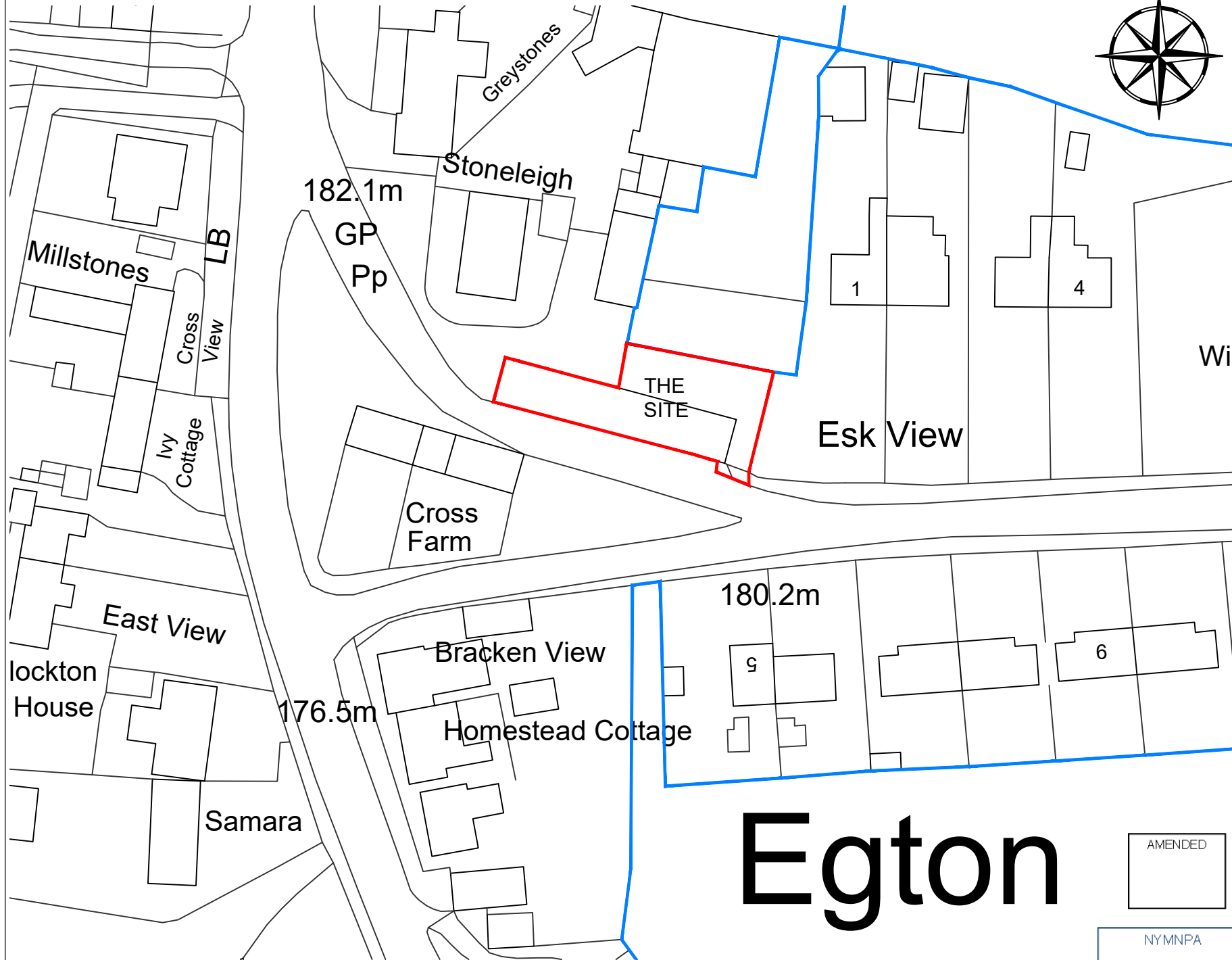
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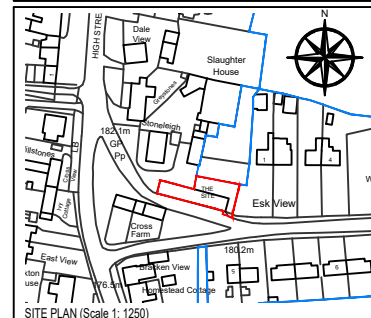
Yours sincerely

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



LOCATION PLAN (Scale 1:500)

Rev	Date	Description	Drawn	Check	Approve
A	21/09/2020	VARIOUS AMENDMENTS FOLLOWING PLANNING OFFICER DISCUSSIONS	JG	JL	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. A NEW COURTYARD AREA WILL BE CREATED FOLLOWING LANDSCAPING ADJACENT 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 & NEW COURTYARD TO BE CREATED WITH ACCESS TO THE 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** 

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103 yew drive-brandon  
suffolk-enland-IP27 0AB

Client: **MULGRAVE ESTATE**

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

Drawing: **LOCATION PLAN**

Drawing Number: **06-2020-1001**

Scale: **1:500** Sheet: **01 OF 06** Rev: **A**

# Egton

AMENDED

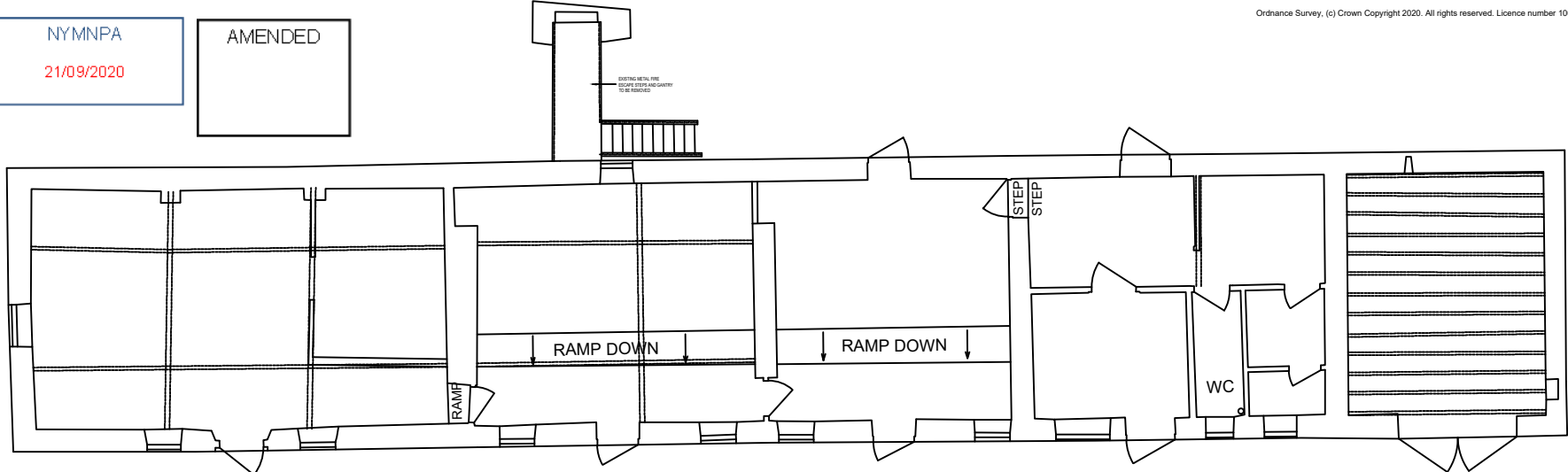
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21/09/2020

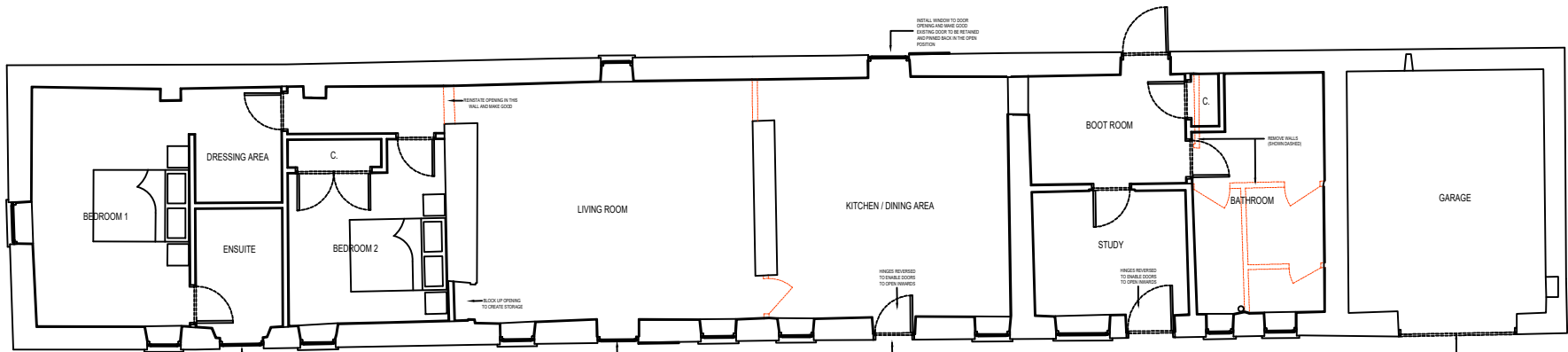


NYMNPA  
21/09/2020

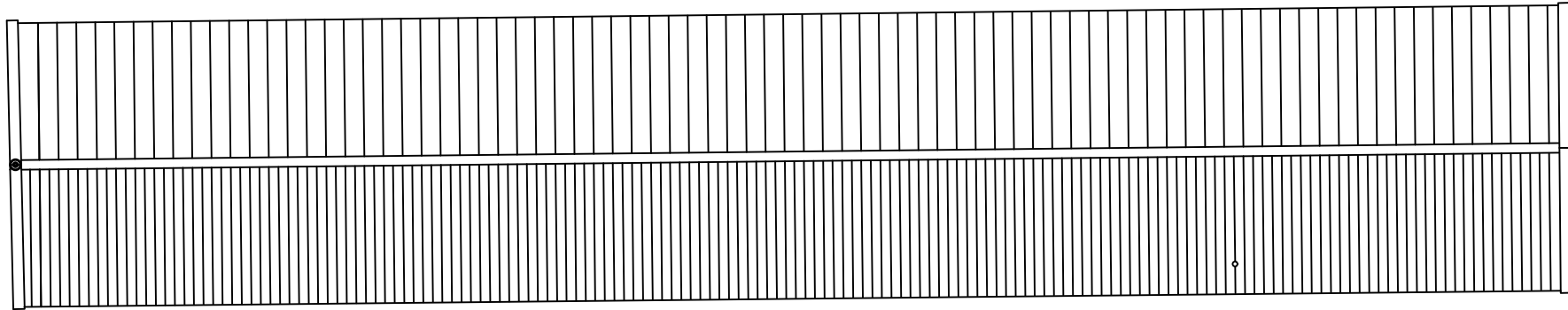
AMENDED



EXISTING FLOOR PLAN

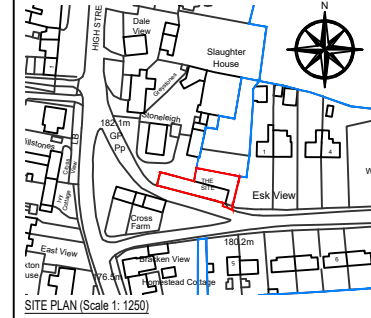


PROPOSED FLOOR PLAN



ROOF PLAN

Rev	Date	Description	Drawn	Check	Approve
A	21/09/2020	VARIOUS AMENDMENTS FOLLOWING PLANNING OFFICER DISCUSSIONS	JG	JL	RC



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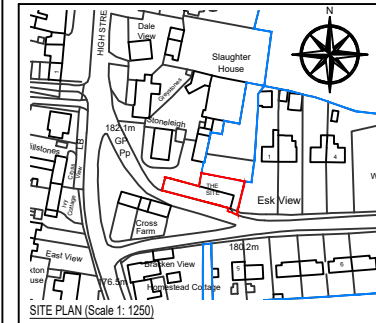
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Client	MULGRAVE ESTATE		
Project	CROSS FARM BUILDING HIGH STREET, EGTON WHITBY, YO21 1TZ		
Drawing	FLOOR & ROOF PLANS EXISTING & PROPOSED		
Drawing Number	06-2020-1003		
Scale	1:100	Sheet	03 OF 06
Rev		Rev	A
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Drawn	JG		

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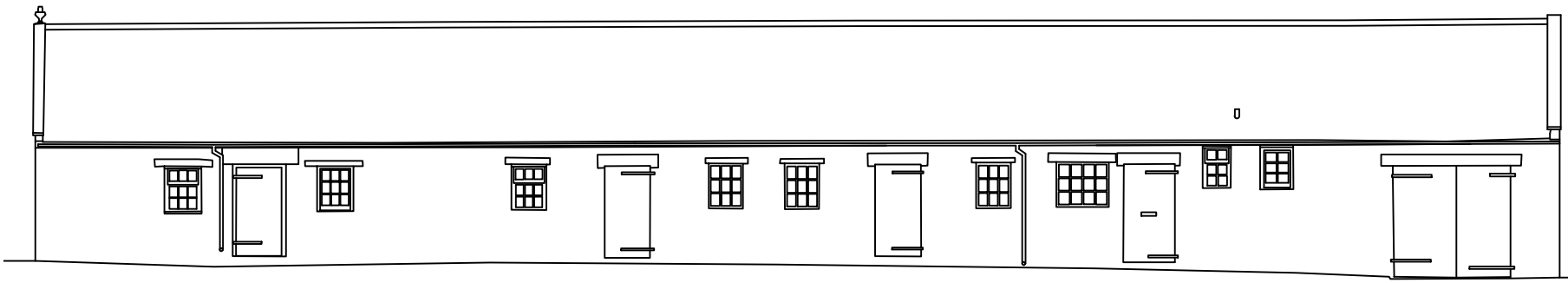
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Project: **CROSS FARM BUILDING  
 HIGH STREET, EGTON  
 WHITBY, YO21 1TZ**

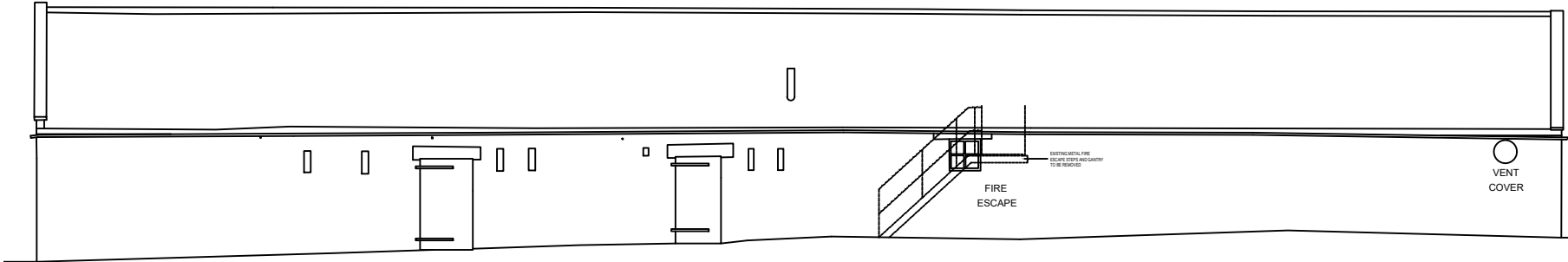
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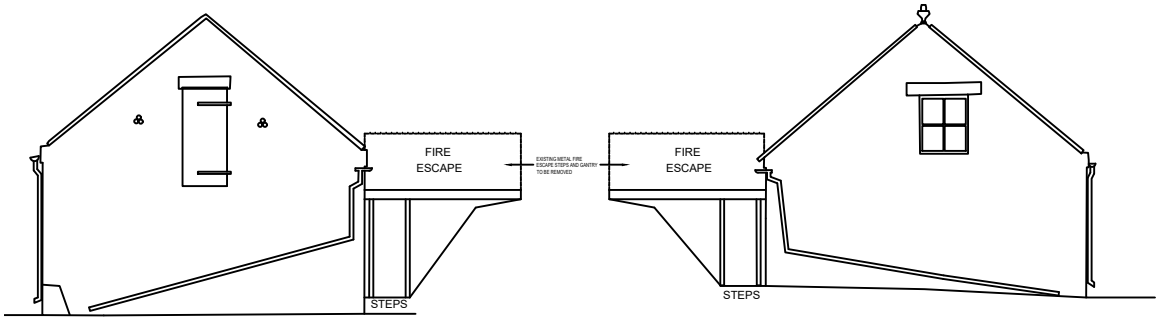
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EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



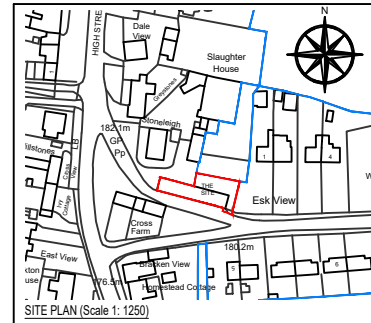
EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

AMENDED

**NYMNPA**  
 21/09/2020

Rev	Date	Description	Drawn	Check	Approve
A	21/09/2020	VARIOUS AMENDMENTS FOLLOWING PLANNING OFFICER DISCUSSIONS	JG	JL	RC



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BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE



Client **MULGRAVE ESTATE**

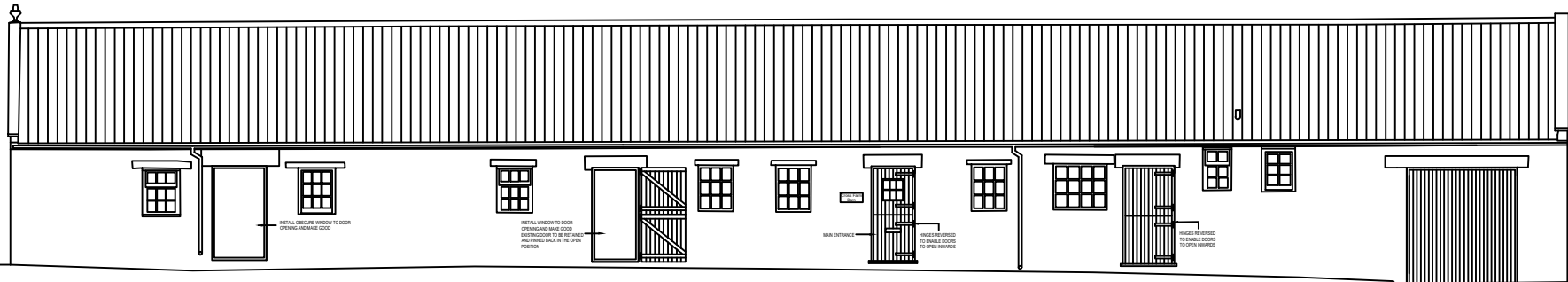
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HIGH STREET, EGTON  
WHITBY, YO21 1TZ**

Drawing **ELEVATIONS  
PROPOSED**

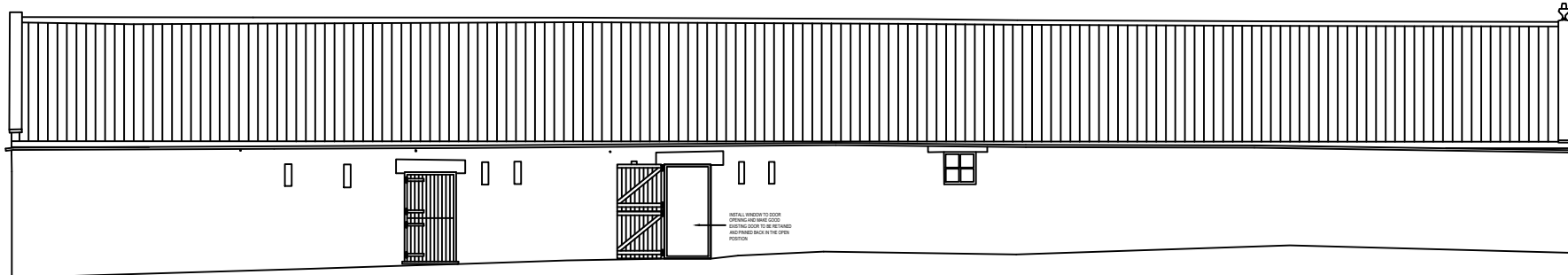
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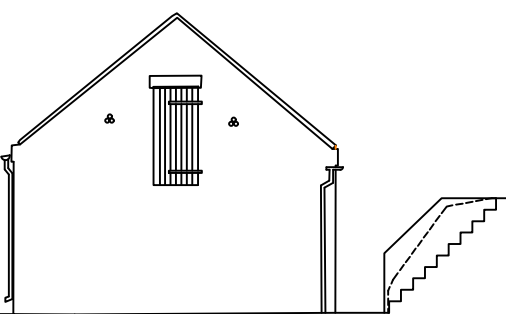
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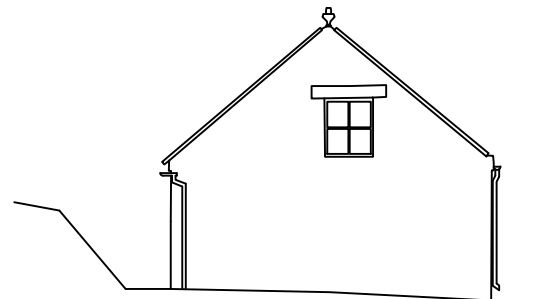
**PROPOSED SOUTH ELEVATION**



**PROPOSED NORTH ELEVATION**



**PROPOSED EAST ELEVATION**



**PROPOSED WEST ELEVATION**

AMENDED

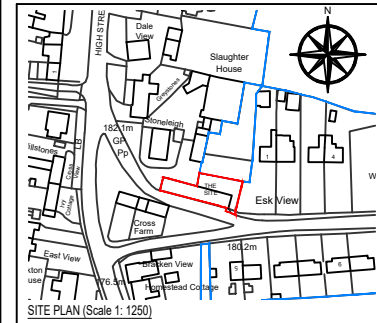
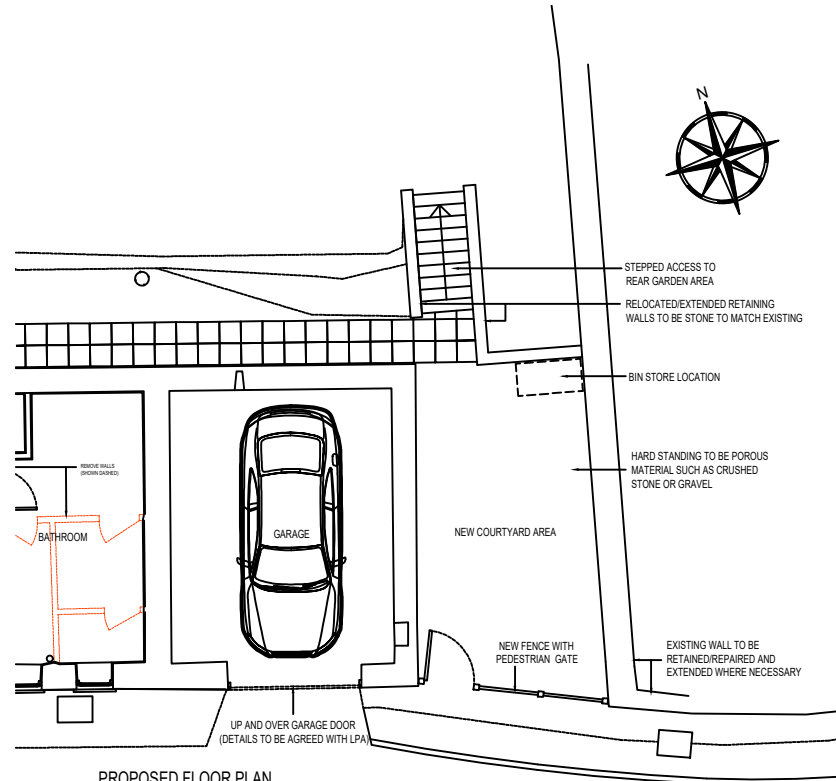
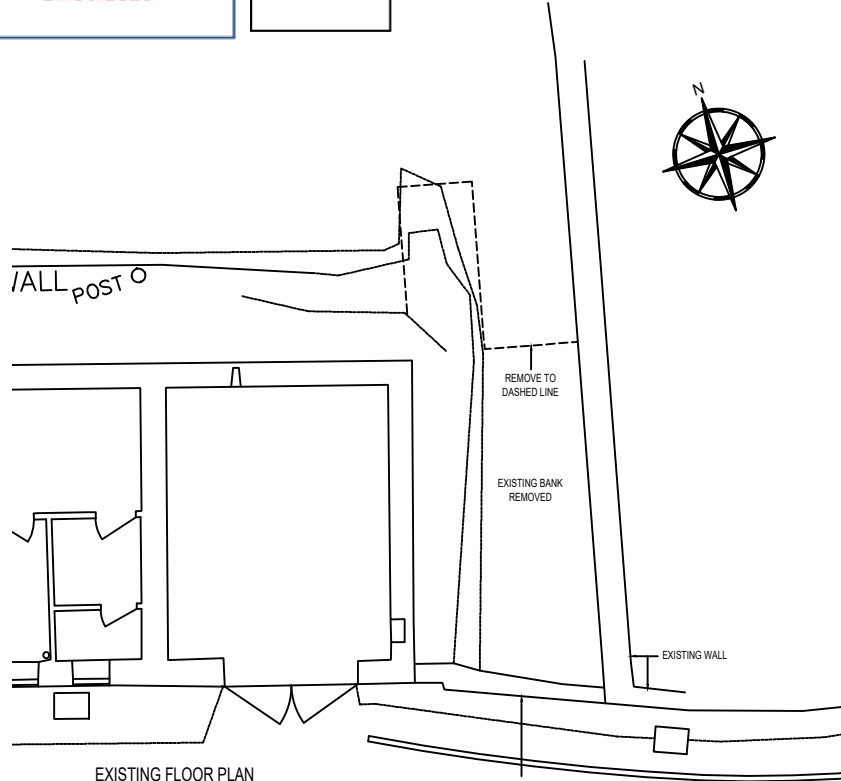
**NYMNP**  
21/09/2020

NYMNPA

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AMENDED

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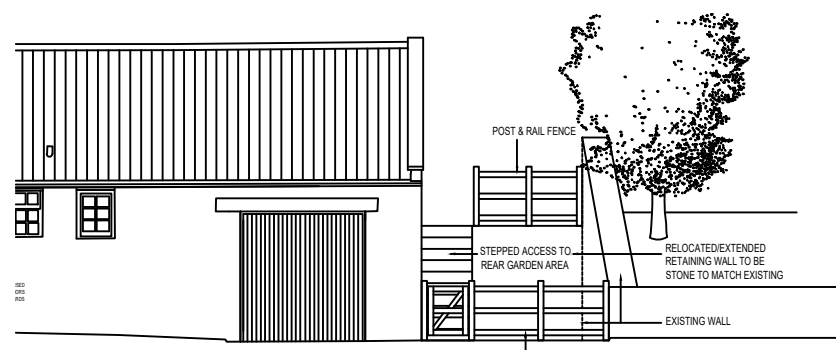
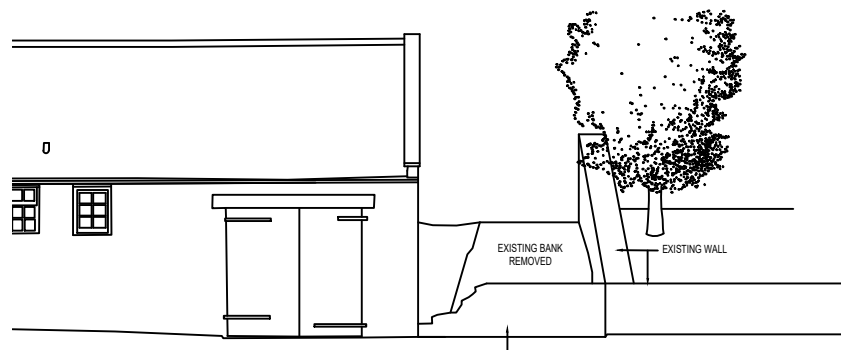
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NOTE 3: SITE AREA = 0.036 ha (0.090 ac)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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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	A
Drawn	JG