

**To:** [Planning](#)  
**Subject:** Borrowby Barn, Hinderwell, Conversion of redundant buildings to form dwelling together with temporary siting of caravan etc. NYM/2019/0809/FL  
**Date:** 20 April 2021 11:01:37

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FAO Mrs Ailsa Teasdale

**Borrowby Barn, Hinderwell, Conversion of redundant buildings to form dwelling together with temporary siting of caravan etc. NYM/2019/0809/FL**

I refer to your e-mail of the 19<sup>th</sup> April 2021 in respect of the above application. I hereby confirm that I have no objections to the proposals on environmental health or housing grounds.

Thanks

Steve

Steve Reynolds  
Residential Regulation Manager  
Scarborough Borough Council

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**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2019/0809/FL - Case Officer Mrs Ailsa Teasdale - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 28 August 2020 16:40:33

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Thank you for providing the additional information relating to the ownership and operation of Holme Farm. Having considered the information put forward and after discussing the comments with colleagues, unfortunately we are not yet convinced that sufficient evidence has been put forward to make us change our minds. The main points put forward being:

- The lack of vehicular access through the site does not mean the farmyard is physically disconnected from the main farmhouse. The statement agrees that there is/was pedestrian access linking the farmhouse to the farmyard, including access to the building in question and as such we would maintain that there is physical connection. I acknowledge similarities with the examples outlined by Historic England in their advice note however the characteristics of this site are different in that this is an historic burgage style plot and the location and layout of farm buildings behind the main farmhouse reflects the traditional nature and character of a linear plot and farmstead.
- The building doesn't have to be in domestic use to be classed as curtilage.
- There is ambiguity in the statement provided regarding the use of the farm at the time of listing. The second paragraph of the objection indicates that the farmstead was owned by a retired farmer at the time of listing. Its use was separated after the death of the widow, when the house was let off and the farmyard used in connection with West End Farm. To me, this indicates that this separation came after listing. Is there any hard evidence which could be obtained showing the use of the building was unconnected to the use of the house at the time of listing, rather than hearsay? Once I have this, I can then seek advice on the different interpretations from our Solicitor.

Where there is real doubt a revised listing would provide the necessary clarification as to what is genuinely worthy of protection. In the meantime however, it is not considered that the issue of whether the building is curtilage listed, or not, is holding up the determination of this application. Rather, the fact that it is listed adds greater support for the rebuilding the wheelhouse element. After speaking to the case officer, the amendments suggested appear to be in line with those recommended in order to align with the conversion policy and design guide and as such, I wonder whether it may be best to amend the scheme as requested and submit an accompanying LBC so that the applications can be determined and work started. An application can then be made to Historic England to consider revising the listing – the outcome of which will dictate any future alterations/applications.

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

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 547920

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2019/0809/FL - Case Officer Mrs Ailsa Teasdale - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX, Via Email  
**Date:** 07 September 2020 13:10:54

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Comments made by Hinderwell Parish Council of c/o 5 High Street  
Hinderwell  
Saltburn  
Cleveland  
TS13 5JX

Preferred Method of Contact is: Post

Comment Type is No objection  
Letter ID: 547922

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** Borrowby Barn, Hinterwell - NYM/2019/0809/FL  
**Date:** 16 July 2020 16:19:00

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Dear Ailsa

I have read through the bat activity survey report carried out by Quant Ecology as recently submitted for this application. I was very surprised to see that only one surveyor was felt to be necessary, as no mention was made in the scoping survey to potential roost features being limited to south and west elevations of the building. I note that from the photographs submitted with the scoping survey that the northern elevation in particular appeared to have unframed wooden doors (therefore with gaps around that bats could get through), crevasses around the stones and potential gaps under the coping stones which, without the benefit of detailed inspection, would appear to be capable of hosting roosting bats or permitting egress from the interior space. Given this, I do not feel that sufficient justification has been provided as to why no activity survey of the northern and eastern elevations was carried out.

The activity surveys conducted were carried out in good conditions at the optimum time of year. Two roosting bats were recorded and so a European Protected Species Licence will be required for the development to proceed. Some bat foraging was recorded in the area around the barn of a small number of individuals, however this was not of a high enough level to raise suspicion of a large roost being in the vicinity. Whilst I am not content that the barn has been adequately surveyed to identify all roosts, I am satisfied that any unrecorded roosts from the unsurveyed elevations are extremely unlikely to host a large number of bats and therefore would not alter the significance of the site for bat roosting. I am therefore happy that planning permission may be given, although would request that if approved we condition an additional activity survey to cover the northern and eastern elevations of the main intact section of the barn.

Due to the presence of nesting birds, it will also be necessary that a timing restriction is used to limit development to outside the bird breeding season unless adequately checked by a qualified ecologist prior to works. I would therefore suggest the following conditions are applied, if the application is favourably determined;

- A bat activity survey is to be conducted covering the north and eastern elevations of the main (northern) barn, between mid-May and mid-September to identify whether any roosts are present in this section of the building and set out the required mitigation to account for these if present.
- A European Protected Species Licence is required for the development to proceed. A copy of the EPSL once obtained is to be provided to the LPA prior to works covered by the licence commencing.
- Works must be carried out in accordance with section 4.2 of the Bat survey report covering mitigation and compensation.
- Works on the buildings or to clear vegetation from the site must not commence within the bird breeding season (March – August inclusive) unless the work area is checked for bird nests within 48 hours of works commencing. Any nests found must be left undisturbed until chicks fledge and the nest abandoned.
- Details of external lighting (if used) to be reserved under condition.

Any queries, please let me know.

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/809/FL**

**Proposed Development:** Application for conversion of redundant buildings to form 1 no. local occupancy dwelling together with temporary siting of caravan during construction

**Location:** Borrowby  
Barn, Hinderwell

**Applicant:** Mr & Mrs J Wharton

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/51/5176 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 5 March 2020

**FAO:** Ailsa Teasdale **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The design standard for the site is Manual for Streets and that the required visibility splay is 2 metres by 43 metres. The available visibility is 2 metres by 14 metres. The parking areas and turning areas are adequate and should allow vehicles to be driven out to Hinderwell High Street in a forward gear.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

**R3 VISIBILITY AT EXISTING ACCESS**

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2 metres x 43 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

**Signed:**

**Issued by:**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

**NYM19/809/FL**

Application No:

***Ged Lyth***

*For Corporate Director for Business and Environmental Services*

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

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

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2019/0809/FL - Case Officer Mrs Ailsa Teasdale - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 21 February 2020 12:15:21

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See email sent 21/02/2020

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

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 537161

**From:**  
**To:**  
**Subject:** NYM/2019/0809/FL - Borrowby Barn, Hinderwell  
**Date:** 21 February 2020 12:08:38  
**Attachments:** [image001.png](#)

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Borrowby Barn, Hinderwell

The principle tests as to whether a structure is within the curtilage of a listed building relate to the physical layout of the land surrounding the listed building and the relationship of the structures to each other. Historic England (Listed Buildings and Curtilage, Advice Note 10) advises that there are 3 key factors to be taken into account:

1. The physical layout of the listed building and the structure;
2. Their ownership, both historically and at the date of listing; and
3. The use or function of the relevant buildings, again both historically and at the date of listing.

Holme Farm was listed on the 10/12/1985. The site (as with others in the immediate area) are typically of a narrow, linear burgage style where the main farmhouse sits to the front of the site (road fronting) with outbuildings and farm buildings to the rear, extending in linear form down the site (see map extract below, dated 1894). Sales details from circa. 2013 show the farmhouse, outbuildings (incl. the barn in question) and approximately 2.2 acres of grassland being available for sale which would indicate that at that time, the 'unit' was still in the same ownership and therefore meets point 2 above. It is also considered that the barn shared a physical relationship with the main house as although it is sited beyond the immediate outbuildings, these outbuilding have/had openings and through-fares which connected the house to the barn (point 1). It is also noted on sales details as 'the granary' which would also suggest a functional link to the main farmhouse (point 3). In 2019 the farmhouse and immediate outbuildings were put on the market thus indicating that the barn, other modern buildings and the land were now in separate ownership however this subsequent subdivision of the site does not bring about de-listing of a building, or buildings.

Given the barn in question has a physical and functional relationship with the main house and these links are clearly evident, officers consider that it is therefore classed as curtilage listed (unless information can be provided to the contrary). It is important to retain the appearance of these links to the main house, even though the use has changed. An application for listed building consent will be required.

In terms of the conversion scheme proposed, we have no objections to the principle of conversion providing the details, use of materials and any alterations respect the historic and architectural character and fabric of this agricultural building. As with all barn conversions, and especially listed barns, the internal spaces and uses should be influenced by the location of existing openings in order to maximise these, often limited number of openings, for rooms which require light and access.

I will await the submission of LBC but in brief my comments on this scheme would be:

- Although a full internal inspection has not been made, from my site visit it was apparent



that internally there was little historic fabric remaining – the internal spine walls have been removed (although evidence of these remain in the form of small nibs), concrete floor, and although the roof structure retains traditional purlins, it has been recovered with modern felt. There was however evidence of the granary at first floor (incl. the external flight of steps) which is characterful and should be retained and incorporated into the scheme as should all historic timbers in the roof.

- I have no objection to the (partial) rebuilding of the wheelhouse and support the use of this space as the main living area however a more sympathetically designed scheme (less domestic) should be provided. Wheelhouse buildings are also characterised by the roof arrangement, in particular the internal timbers, and as such we would request that this feature is replicated. Photos can be provided of other wheelhouse conversions and their internal roof structure for reference.
- Overall new openings have been minimised however there are 2 new windows proposed at ground floor – one to the east elevation in the living/dining area and the second is to the west elevation to the snug/study. Given that the snug/study already utilises an existing opening to the eastern elevation can the new opening to the west be removed, retaining this elevation with its high proportion of characterful blank masonry which creates an incredibly attractive elevation and adds significantly to the character and appearance of the listed building? The living/dining area however has more limited openings but will be able to utilise light from the kitchen. However in order to try and support the re-use of this building I think we could permit the new opening as proposed in the east elevation, although this should be of squarer proportions to match other openings.
- All of the small slit windows should be retained (directly glazed, no frame).
- Reduction in the number and size of rooflights which clutter the roofscape and harms the character and appearance of the building. I would recommend removal of all the rooflights to the wheelhouse but could accept the one to serve the bedroom. With regards to the bathroom, could consideration be given to providing ventilation through an external vent?
- With regards to the flues – presumably the flue to the kitchen is to serve an aga/range. Is a flue essential/are there other options to consider? Could an external extractor/vent be used? No objections to the flue to serve the living room log burner however I do query whether the plans are correct and whether a flue of the length proposed would be permitted by Building Control? If the flue has to be at ridge height, I would recommend that the flue is located internally so that only a short section projects externally.
- I also would recommend a more sympathetic treatment of the openings in order to maintain the agricultural character of the building.
- Also, we would require a full schedule of proposed materials to be used in the development in order to ensure that the materials are appropriate (i.e. breathable) for this type of building. Lime should be used for all external pointing and internal wall treatments (we would not support the use of kingspan or cement based mixes as suggested in the report).
- Other comments:
  - If the external steps need rebuilding, the stone should be salvaged and reused, retaining the patina of wear. Sectional details of the handrail.
  - Cracked lintels – further information needed as from inspection it is thought that these could be repaired using stainless steel dowels.
  - Timber lintels should be retained (not replaced with concrete as suggested in the

- survey) however appreciate that new timbers may be needed.
- o Further details of the steel strapping suggested in the report.

**From:**  
**To:** [Planning](#)  
**Subject:** Parish Council comments  
**Date:** 10 February 2020 10:22:50

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Good Morning

Hinderwell Parish Council met last week and considered the following applications

NYM/2020/0011/CU - Victoria House, Staithes - No Objections

NYM/2019/0809/FL - Borrowby Barn, Hinderwell - No objections

NYM/2020/0047/FL - Cobbles Cafe, Staithes - Support - Beneficial for the tourist industry and to minimize traffic ie. lessen the number of delivery vans into the village

NYM/2019/0826/FL - Seaton Hall Farm, Staithes - Objection as it is Change of Use of agricultural land to development land

Hope this is satisfactory

Carol Barker

Clerk

Hinderwell PC

**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2019/0809/FL - Borrowby Barn, Hinderwell  
**Date:** 21 January 2020 14:17:21

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Dear Ailsa,

The Bat Scoping Survey submitted with this application has identified the presence of bat droppings which constitutes evidence of a confirmed roost. Planning permission must not be given for this application until sufficient bat activity surveys have been carried out to inform an application for a European Protected Species Licence (to be applied for if planning permission is granted). There will be a need to characterise the bat roosts so that species present, timings for works, and a full method statement and appropriate compensation can be provided.

Bird nests have also been identified and timing restrictions and mitigation will be required if planning permission is subsequently granted.

Best wishes

Elspeth

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

**Ecologist**

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

**From:**  
**To:** [Planning](#)  
**Subject:** Borrowby Barn, Hinderwell - conversion of redundant buildings to form 1 no. local occupancy dwelling  
NYM/2019/0809/FL  
**Date:** 10 January 2020 13:28:17

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FAO Alisa Teasdale

**Borrowby Barn, Hinderwell - conversion of redundant buildings to form 1 no. local occupancy dwelling NYM/2019/0809/FL**

I refer to your e-mail of the 10<sup>th</sup> January 2020 regarding the above application. I hereby confirm that I have no objections on housing or environmental health grounds.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM  
Residential Regulation Manager  
Scarborough Borough Council  
tel:

[www.scarborough.gov.uk](http://www.scarborough.gov.uk)