

# North York Moors National Park Authority

Parish: Egton

App No: NYM/2021/0267/FL

**Proposal:** variation of conditions 2 (material amendment) 3, 4, 5, 21 and 23 of planning approval NYM/2020/0294/FL to allow omission of approved store and office and use of building instead as additional living accommodation to farmhouse, installation of oil tank, omission of ramblers accommodation/games room and demolition of 1 no. outbuilding, conversion of remaining outbuilding to 1 no. holiday cottage together with changes to landscaping

**Location:** Lodge Hill Farm, Egton Grange

**Applicant:** Mr Robert Dillon  
75 Allerton Road, London, N165UF

**Agent:**

**Date for Decision:** 04/06/2021

**Extended to:**

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

- 1 The development hereby permitted shall be commenced before the 19 August 2023.
- 2 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location plan	03-2020-1001	9 April 2021
Site plan	03-2020-1002 Rev B	20 May 2021
Farmhouse proposed floor plans	03-2020-1004 Rev A	1 June 2021
Farmhouse roof & attic plan	03-2020-1005 Rev A	1 June 2021
Farmhouse proposed elevations south and west	03-2020-1008 Rev B	1 June 2021
Farmhouse proposed elevations north and east	03-2020-1009 Rev B	1 June 2021
Barns proposed ground floor plan	03-2020-1011	9 April 2021
Barns proposed first floor plan	03-2020-1012	9 April 2021
Barns proposed roof floor plan	03-2020-1013	9 April 2021
Barns proposed elevations south and east	03-2020-1016	9 April 2021
Barns proposed elevations north and west	03-2020-1017	9 April 2021
Outbuildings proposed floor plan	03-2020-1019	9 April 2021
Outbuilding roof plan	03-2020-1020	9 April 2021
Outbuilding proposed elevations	03-2020-1022	1 June 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

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- 3 The dwelling units hereby approved (excluding the original farmhouse) shall not be used for residential purposes other than as ancillary living accommodation associated with the main house or for holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
- 4 The annex/holiday units hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Lodge Hill Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
- 5 No external lighting shall be installed in the development hereby permitted other than in the locations shown on Drawing no. 01-2021-1008 Rev B & 1009 Rev B received on 2 June 2021. None of this lighting shall be up-lighting and shall be of a style and luminance which minimises glare and light pollution and is Dark Skies compliant. All lighting shall be fitted with motion sensors and bulbs should be shielded to prevent upward and minimise horizontal light spill The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
- 6 This permission has been granted in accordance with the details specified in the Structural Appraisal Report prepared by Robert Childerhouse AssocRICS FAAV dated 16 April 2020. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
- 7 All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
- 8 The roofs of the development hereby permitted shall maintain their original structure and be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 9 All pointing in the development hereby permitted shall match the historic pointing unless approved in writing by the Local Planning Authority, which is typically a mortar mix (based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry non-hydraulic quicklime: sand). A one metre square panel of stonework showing mortar method of application, finish and shall be produced on site and approved in writing by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 10 The timber louvered panels to the southern gable of the one bedroom self-contained holiday apartment hereby approved shall be installed within three months of first being brought into use and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

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- 11 No work shall commence on the installation of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors/ windows and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All doors/windows shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 12 No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 13 The external face of the frame to all new windows shall be set in a reveal of a minimum of 200mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 14 The details of any new lintels and cills together with any replacement lintels and cills, shall be submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details hereby approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 15 Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
- 16 No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be flush fitting and fixed or top-hung metal conservation style and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 17 The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 18 All rainwater goods shall be painted cast iron in a colour to be agreed in writing by the Local Planning Authority and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing.
- 19 All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 20 The annex/holiday accommodation hereby permitted if implemented shall not be brought into use until a suitably sized private sewage treatment plant has been installed to serve the development. The specification of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and thereafter installed and maintained in accordance with those approved details in perpetuity.

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- 21 There shall be no access or egress by any vehicles between the new highway access approved under NYM/2019/0728/FL and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Smith's Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05metres and the object height shall be 1.05metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 22 Notwithstanding any details or description contained with the application documents the 3 holiday lets at the eastern side of the site hereby permitted shall not be commenced until a scheme of landscaping and a landscape management plan detailing all of the measures that will be adopted in the site clearance and construction activities and details of biodiversity enhancement and habitat creation will be implemented within the scheme has first been submitted to and approved in writing by the Local Planning Authority
- 23 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 6 (Conclusion and Recommendations) of the submitted Preliminary Bat Roost Assessment prepared by Bagshaw Ecology reference BE-1075.1a, dated 29 July 2019 and received on 23/04/2020.
- 24 Three Schwegler FF (or similar) bat boxes must be provided on site to compensate for the bat day roosts lost through development. These must be erected on suitably located trees within the site as agreed with a suitably qualified ecologist for the duration of works to minimise disturbance, and must be in place at least 1 month prior to the start of works. In the autumn following the completion of works on site, bat access tiles and a suitably sized bat loft shall be inserted within the eaves of a building as shown on Drawing no.01-2021-1002 Rev B received 20 May 2021 and maintained there in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 25 For the duration of building works on site, temporary compensatory structures shall be provided for roosting bats, breeding birds and barn owl, details of which shall be agreed in writing with the local Planning Authority prior to their installation. Within 1 month of the development being first brought into use, permanent compensatory structures shall be installed at the development site and maintained there in perpetuity in a scheme to be previously agreed in writing by the Local Planning Authority.
- 26 The Public Right of Way that runs through the site shall kept free from obstruction and open for use at all times before, during and after any works hereby approved.
- 27 Before the development hereby permitted commences, the applicant/ecological consultant shall forward a copy of the Natural England European Protected Species Licence covering approved mitigation to the National Park Authority.
- 28 No work shall commence on site to clear or strip out the building to which this permission/consent relates until a programme of level 2 historic building recording and analysis in accordance with a the Written Scheme of Investigation of historic building recording as provided or approved by the Local Planning Authority in writing. The work shall not be carried out otherwise than in accordance with the provided/approved specification

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- 29 No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. All other external lighting and paraphernalia should be removed. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
- 30 All pipework/cabling and other services related to the internal accommodation is to be located internally unless agreed in writing with the Local Planning Authority
- 31 No work shall commence to the repair or replace any of any of the external traditional surfaces in the development hereby approved until a method statement and a specification has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the removal of concrete, any potential rebedding, replacement material and bonding material. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 32 No work shall commence on site to remove the internal historic flagstones until a statement detailing the method of dismantling, and their reuse within the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the reuse of the existing materials, details and position of any new materials. The work shall not be carried out otherwise than in accordance with the details so approved.

**Informative(s)**

- 1 A risk assessment should be undertaken and implemented to safe guard passing public on the PROW whilst the work is undertaken. Holiday accommodation will increase use and impact on Public Rights of Way in the area which would benefit from improvement by the landowner.
- 2 In relation to condition 20 an explanation of the terms used above is available from the Highway Authority.
- 3 The applicant is advised that if evidence of the trod path is found during site clearance, any flagstones shall be retained in-situ or if found elsewhere within the site shall be incorporated into the landscaping of the site as appropriate.
4. The water to this property is supplied via a spring private water supply. This means that should the proposed development of holiday accommodation go ahead, the water supply will be subject to annual sampling under the Private Water Supplies Regulations 2016, the cost of which will be borne by the applicants. The supply will also be subject to a five yearly risk assessment. The applicants should contact the Borough Council for advice on maintenance and required treatment of the supply.

**Reason(s) for Condition(s)**

- 1 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

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- 2 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
- 3 The site is in a location where new residential development would be contrary to NYM Strategic Policy M but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Policy CO12.
4. The water to this property is supplied via a spring private water supply. This means that should the proposed development of holiday accommodation go ahead, the water supply will be subject to annual sampling under the Private Water Supplies Regulations 2016, the cost of which will be borne by the applicants. The supply will also be subject to a five yearly risk assessment. The applicants should contact the Borough Council for advice on maintenance and required treatment of the supply.
- 4 The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Strategic Policy M.
- 5 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents or Dark Skies.
- 6 In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Policy ENV11.
- 7-9 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 10-19 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 20 To avoid pollution of watercourses and to comply with the provisions of NYM Policy ENV7, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
- 21 In accordance with NYM Policy CO2 and in the interests of road safety.
- 22-25 In order to comply with the provisions of NYM Strategic Policy C which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
- 26 In accordance with NYM Policy CO2 and to protect users of the Public Right of Way.
- 27 In order to comply with the provisions of NYM Strategic Policy H which seeks to protect species protected under national and international legislation.
- 28-32 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A & C which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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## **Consultations**

**Parish** – 26 May 2021 – No objections

**Highways** – 12 May 2021 – On the clear understanding that the properties associated with this will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

**North Yorkshire Fire & Rescue** – 21 April 2021 – No objections/observations

**Environmental Health Officer** – 21 April 2021 – No objections on housing or environmental grounds.

Water to this property is supplied via a spring private water supply. This means that should the proposed development of holiday accommodation go ahead, the water supply will be subject to annual sampling under the Private Water Supplies Regulations 2016, the cost of which will be borne by the applicants. The supply will also be subject to a five yearly risk assessment. I would strongly encourage the applicants to contact the Borough Council for advice on maintenance and required treatment of the supply.

**Site Notice Expiry Date** – 28 May 2021





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**Background**

Lodge Hill Farm is located roughly 2km south-west of the main built up area of Egton Bridge. The site lies in a fairly isolated surrounding adjacent to Park Hole Wood.

Planning permission was granted in 2019 for the creation of a new stone track from Smith's Lane directly to Lodge Hill Farm.

The site comprises a stone and slate farmhouse, along with a range of attached and detached traditional stone and pantile outbuildings, to the west, east and south. The farmhouse is a traditional double fronted house with a central door and casement windows, and attached to the west is a single storey stone and pantile outshot, which has a partly collapsed roof.

The detached barns to the east comprise a linear group of buildings. The land falls away to the east and the buildings step down in line with this. The westernmost section is two storey with a pantile roof and the eastern section is single storey with a tin roof.

The group of outbuildings to the south comprise a row of single storey stone barns with a south east wing giving an L-shaped appearance. Part of the original timber and pantile roof remains intact but most of it has collapsed.

Planning permission was granted in 2020 to renovate the farmhouse and convert the range of outbuildings into holiday accommodation with ancillary office accommodation. It was proposed that the development would be accessed via the new farm track from Smith's Lane. It was proposed to convert the eastern range of outbuildings into 3 holiday lets and convert the outbuilding to the south to provide a one bedroom self-contained holiday apartment and two units of ramblers accommodation, with the remainder of the building providing a games room.

The site has subsequently been sold and the new owners do not wish to implement the holiday use as approved.

Consequently it is proposed to renovate the farmhouse and re-build the single storey outshot as additional living space to serve the main house. It is also proposed to demolish the part of the L-shaped outbuilding which is already partly collapsed, which previously had approval as a games room and ramblers accommodation. Only the one bedroom holiday unit would be created from the remaining building – as previously approved.

Consequently, this proposal seeks variation of conditions to allow this reduced scheme, with some conditions only being required to be complied with if in the future the owners or future owners decide to convert the eastern range of buildings.

It is also proposed to install with an oil based heating system with a new oil storage tank will be based at the bottom on the new track, serviced by a bounded 1350 oil tank.

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**Main Issues****Local Plan**

The application approved in 2020 was considered to be in accordance with Strategic Policy C; Strategic Policy H; Policy ENV4; Strategic Policy I; Strategic Policy J and Policy CO12;

**Material considerations**

It is considered that the site, whilst not designated is clearly worthy of the title of heritage asset as it embodies evidential, historical and aesthetic values.

The principle of conversion has already been accepted but it is not considered unacceptable to remove the outbuilding which is in the poorest condition and is mostly collapsed, as this was a finely balanced decision previously to allow its repair and re-use as a games room and ramblers accommodation.

The revised scheme represents a reduction in intensity of the development previously approved and the details have been amended to take into account comments regarding design from the Building Conservation Officer and external lighting.

**Conclusion**

In view of the above considerations it is considered that this proposal would contribute to the character of the area, and is considered to be in accordance with the policies outlined above and is therefore recommended for approval.

**Pre-commencement Conditions**

N/A

**Explanation of how the Authority has Worked Positively with the Applicant/Agent Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to fenestration details, so as to deliver sustainable development.