

DESIGN, ACCESS AND HERITAGE STATEMENT

At: The Wheatsheaf Inn,
High Street,
Egton

NYMNPA

06/07/2021

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Acting upon the instruction of the applicant, Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at The Wheatsheaf Inn, Egton, Whitby, YO21 1TZ.
- 1.2 The client has instructed the change of use of the public house to 1 no. single storey principal residence dwelling and 1 no. two storey principal residence dwelling (2 no. dwellings in total) together with associated parking (front) and amenity space (rear).
- 1.3 The proposed 2 no. dwellings are deemed to be located in a 'Larger Village' and therefore includes 'principal residence' dwellings as a means of delivering new housing stock on suitable sites in the main built up area of the village to meet housing need.
- 1.4 The application is a full planning application under the Town and Country Planning Act 1990 and specifies all the necessary information needed to make an informed decision.
- 1.5 The accompanying plans identify the site and the buildings the subject of this proposal.
- 1.6 There are no external physical alterations to the building the subject of this planning application.
- 1.7 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the rationale behind the proposal. In summary, it provides a structured way of describing the development proposal.
- 2.2 With the application there is also a requirement to submit a Heritage Statement where a statutorily designated heritage asset is affected. In this case, the application site falls within Egton Conservation Area and is Grade II listed property. The Conservation Area and the public house are the 'heritage assets' and have therefore been assessed. The Statement is incorporated within the report.

2.3 This planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Design, Access and Heritage Statement - CWP.
- Appendix A – Sales Particulars, Christies and Co (Pubs) for The Wheatsheaf Inn
- Appendix B – Sales Particulars, Christies and Co (Pubs) for The Wheatsheaf Inn and Holiday Cottage.
- Appendix C – Sales particulars, Hendersons, Wheatsheaf Cottage only.
- Appendix D – M Wasley Chapman and Co. Chartered Accountants – Financial statements (Confidential to LPA).
- OS Map Extract – Location plan.
- Existing ground floor plan – Dwg 01.
- Existing first floor plan – Dwg 02.
- Existing attic floor plan – Dwg 03.
- Existing front elevation and sections – Dwg 04
- Proposed ground floor plan – Dwg 05.
- Proposed first floor plan – Dwg 06.
- Proposed attic floor plan and rear elevation – Dwg 07.
- Proposed front elevation and sections – Dwg 08.

Site location

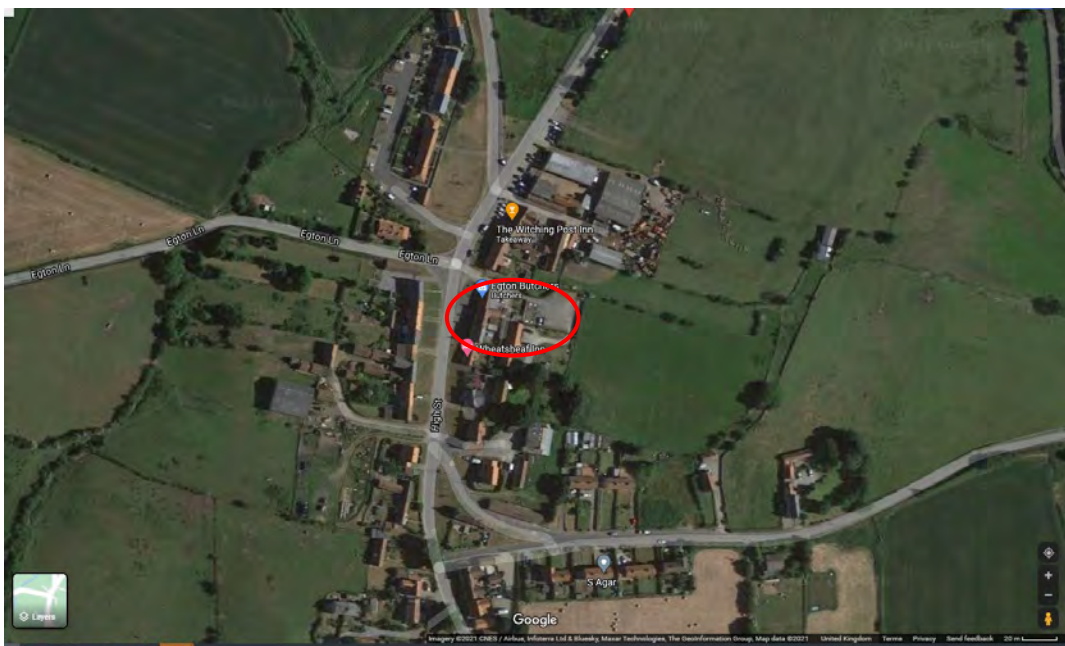


Fig 1. – The Wheatsheaf Inn, High Street, Egton. Source: <https://www.google.co.uk/maps/place/Egton,+Whitby/@54.4473042,-0.7550384,137m/data=!3m1!1e3!4m5!3m4!1s0x487f1f405533bb51:0x7a50acfe40ffbab0!8m2!3d54.448889!4d-0.7534081> - for illustrative purposes only as at 25 Jun 2021.

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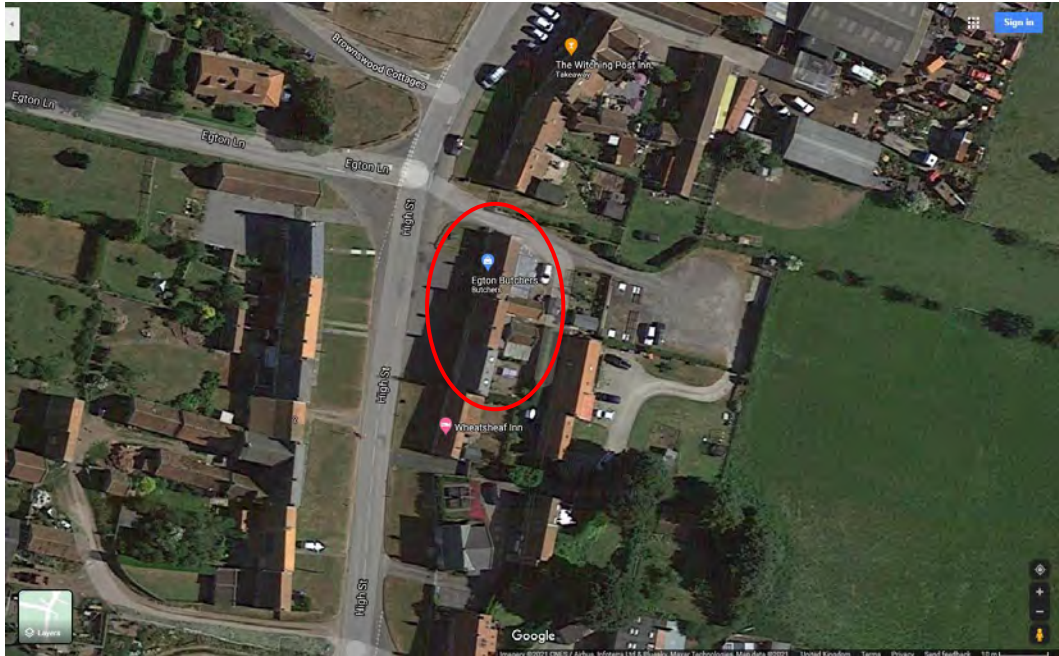


Fig 2. – Extent of the application site at The Wheatsheaf Inn, High Street, Egton.

3.0 Planning History

3.1 A check of the NYM National Park Authority’s online planning explorer has revealed the most relevant planning history and consents listed below.

NYM/2005/0694/FL – Change of use and alterations to part of public house to form an independent dwelling at The Wheatsheaf Inn, High Street, Egton – Approve.

NYM/2005/0695/LB – Listed building consent for internal and external alterations to public house to create a separate dwelling at The Wheatsheaf Inn, High Street, Egton – LB consent Approve.

4.0 Design and Access Statement

The Proposal

Introduction

- 4.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 4.2 The aim of the proposal is for change of use and conversion of the existing public house, known as The Wheatsheaf Inn, to 2 no. principal dwellings with associated parking and amenity space. The accompanying plans seek to show how this can be achieved on the site without harming the special qualities of the village, the Grade II listed building and Egton Conservation Area.
- Proposed ground floor plan – **Dwg 05.**
 - Proposed first floor plan – **Dwg 06.**
 - Proposed attic floor plan and rear elevation – **Dwg 07.**
 - Proposed front elevation and sections – **Dwg. 08.**
- 4.3 The Wheatsheaf Inn is located on Egton High Street, in the upper part of Egton village. The property is a public house which lies on the east side of the village street almost direct to Egton Lane.
- 4.4 In a wider context, the Wheatsheaf Inn lies south of the A171 Whitby to Guisborough Moor Road and is within the heart of a village in the North York Moors National Park. The application site is 5 miles southwest of Whitby and 16.4 miles north west of Scarborough, 13.2 miles from Guisborough and is within easy reach of coastal areas and the renown North York Moors.
- 4.5 The application site has a large presence on the village streetscene and comprises a series of traditional buildings hierarchically laid out and presented in typical moors fashion i.e. it is a Grade II listed building with lower elements diminishing in height to the north and south of the main public house.
- 4.6 The application site benefits from a sizeable amount of ancillary amenity space, off-street parking to the site frontage (to be maintained) together with a large car park at the rear (not included in the application) and rear garden curtilage (which is included).
- 4.7 The current owners have operated the public house for over 19 years and the business is offered for sale for only the second time in 46 years. Trade has demised in the last 3 years which was prior to and includes the global pandemic. The public house closed during Lockdown 1 and 2 and re-opened under social distancing measures post Lockdown No. 3.

- 4.8 The property has been marketed in a commercial market for 2 and a half years and continues to be 'for sale'. The business has not been viable since 2018 (explained in more detail below and **Appendix C**). Prior to the pandemic there was little interest and there is none at the present time.
- 4.9 With little interest in the business and (on top), the rateable value of a business of this nature in the current times, the applicant is seeking permission to change the use and convert the public house to 2 no. principal residence dwellings which could then be marketed as independent units to the adjoining cottage, land and buildings at the rear.

Local Services and Facilities

- 4.10 In planning terms, the site is classed as being in the within the larger settlement of Egton where there is a challenge to provide some new housing to widen choice for local communities. Although not new build, every effort is to be made to make sure that every house is of a type, size, tenure and price that supports the long terms sustainability of local communities.
- 4.11 Para. 3.12 of the NYM Local Plan states that these larger settlements have more of a self-contained character, and a range of facilities serving the wider community. The Local Plan allows for small scale development in the main built up part of these villages (which includes Egton) to meeting housing, employment and community needs, including 'principal residence' housing on suitable sites (CO7).
- 4.12 It is acknowledged that no development boundaries or limits are defined and the suitability of a site for development will be defined on a case by case basis.
- 4.13 Egton is a place where housing development (amongst others) is actively taking place delivering the District's housing need.
- 4.14 The site has good access links by road and other sustainable modes of transport i.e. bus, cycle, and on foot and is within easy reach of Egton Bridge, Grosmont and Glaisdale where there are several facilities/services. It is one of a number of larger (and smaller) villages in the Esk Valley which relies on others for shared services, between them they comprise:
- 3 no. schools (Egton, Egton Bridge and Glaisdale)
 - Doctors' surgery (Egton)
 - 4 no. public houses (3 alone in Egton and Egton Bridge).
 - Railway station (Egton Bridge, Grosmont and Glaisdale)
 - Car repair/service garage/workshop
 - Parish/village halls
 - 4 no. parish Churches
 - Tearooms
 - Post offices
 - Play areas and recreational grounds.

- 4.15 In summary, the above mentioned settlements are closely connected to others where there is a range to several useful services and facilities including a cycle networks and bus routes between one another and wider afield to and from Whitby, Scarborough and Middlesborough.

Physical works to create 2 no. dwellings

- 4.16 Unit 1, is a proposed single storey dwelling. It is in the northmost end of the public house (currently the Bar 2 and the dining room). It is to be the smaller of the 2 dwellings, circa 120 sqm. It will create a 2 no. bed unit comprising a kitchen, wc, study, bathroom and 2 no. good size bedrooms – **see Dwg. 08 for extent of the building associated with the proposed single storey dwelling.**
- 4.17 Other than blocking up 2 no. existing door openings with blockwork and lime plaster (which would be reversible) there are no other internal or external changes to this part of the building.
- 4.18 Unit 2, is a proposed two storey dwelling and is within the central part of the public house. It is currently Bar 1 and part of the service area, the sitting room, pool room and toilet facilities at ground floor. At first floor, is it bedroom accommodation servicing as B&B rooms. The unit is proposed as a two bed principal residence house, circa 140 sqm. – **see Dwg. 08 for extent of the building associated with the proposed two storey dwelling.**
- 4.19 Unit 2 would introduce a hall and sitting room with utility, wc and kitchen at ground floor and 2 bedrooms at first floor virtually as they are at present minus the laundry room which will be incorporated into the main house bathroom.
- 4.20 The works to create Unit 2 are also minimal with minimal changes at first floor to remove an existing bathroom and make good and the blocking up of a door opening.
- 4.21 At ground floor, an existing opening at the bottom of the stairs currently used to access the adjoining cottage is to be blocked up. All changes are reversible.

External work

- 4.22 Amenity and parking for the 2 no. dwellings would be at the front where there is ample existing parking spaces in existence. They will be available for use for occupants and visitors (3 spaces for the one bed unit and 4 spaces for the 2 bed unit) as shown as **Dwg. 05.**
- 4.23 In addition, each property will benefit from a small amount of amenity space at the rear of the Inn.
- 4.24 The ownership boundary is unlikely to be formally delineated on account of preserving the character and setting of the listed building.

Access

- 4.25 Access to both Units 1 and 2 would be permissible from both the front and rear of the proposed dwellings.
- 4.26 The scope of works covered in the application does not envisage an increase in activity at the site over and above what can currently take place at the public house. In fact, the proposed use(s) could potentially mean less trafficking in and around the site.
- 4.27 Furthermore, noise to the nearest noise sensitive receptors is likely to be reduced.
- 4.28 The application secures the buildings long-term use and conservation preservation within the same setting without harm to the special qualities of the village streetscene and Egton Conservation Area.
- 4.29 There is no anticipated or foreseen conflict between the compatibility of uses or between the amenity or quality of life of existing/future occupiers.

5.0 Heritage Assessment

- 5.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Addition, Section 72 of the Act states that local planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 5.2 Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 5.3 NPPF 192 states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.4 NPPF 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 5.5 NPPF 196 states that where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.6 NPPF 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.7 For the purposes of this assessment, we have referred to the recently adopted heritage policies from the NYM Local Plan as being the ones likely that the application will be set against.

- 5.8 **Strategic Policy I (The Historic Environment)** requires proposals for all developments affecting the historic environment to make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including:
1. Features that contribute to the wider historic landscape character of the North York Moors National Park such as the legacy of features associated with the area's industrial, farming, fishing and monastic past;
 2. Archaeological sites and monuments, comprising both upstanding and below-ground assets, including Scheduled Monuments and regionally or locally important non-designated monuments such as the Neolithic barrows and Bronze Age cairns, tumuli and stone circles;
 3. The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings. Applicants will be required to provide a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).
- 5.9 There is no available or adopted design guidance in place specifically created for Listed Buildings in the NYM National Park.

Wheatsheaf Inn, Egton Village

- 5.10 The historic environment record list entry description states:
- “NZ 8006-8106 (east side) 15/19 Wheatsheaf Inn 6.10.69 GV II Public house. Late C18-early C19, partly rebuilt and altered in 1887; further later alteration. Hammered and herringbone-tooled sandstone with pantile and slate roofs. 2-storey, 2-window centre with higher 2-storey, 3-window part to right and 1-storey range at left. Right end: sunk-panelled door, beneath overlight, between paired sash windows. 4-pane sash windows on first floor. Datestone over door with low relief carving: 18 F 87 Corbelled eaves. Coped gables and end stacks. Central part: central sunk-panelled door with squat 6-pane sash to left. Remaining windows 12-pane sashes. Corbelled eaves. Coped gable and block kneeler to left. Left end and centre stacks. 1-storey range: right-of-centre sunk-panelled door with paired 4-pane sashes at right. Coped gable and block kneeler to left, with urn finial. Centre stack”.

Listing NGR: NZ8084706478

- 5.11 The listing description confirms the property has been partially rebuilt and altered with further alterations in the late C18th. The description refers only to external materials and traditional features including pantile and slate roofs, windows and doors, datestone, kneelers and end stacks (chimneys).
- 5.12 Little information is documented about the internal character and fabric of the building although some exists. The list description entry was last updated by Historic England with regard to the application property in September 2005.

Legally

- 5.13 The building known as Wheatsheaf Inn, Egton is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. As such there is no intention that the scheme will result in the loss of any internal architectural or historic fabric.

Listed Buildings

- 5.14 Listed Buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held currently by the Department for Culture, Media and Sport. Protection extends to the whole building, inside and outside, its curtilage and certain structures within its domain. The majority of works to Listed Buildings require listed building consent (in addition to any other consent required through planning legislation), including internal features and fittings, attachments and any decorative schemes of special significance.

Historic Building Recording

- 5.15 Retention of original features should always be the preferred approach to conserving heritage assets. However, where it can be demonstrated that retention is not justified, the Authority will seek appropriate recording in order to advance understanding of the significance of any asset to be lost, in accordance with paragraph 199 of the NPPF. When this is the case, the Authority will require applicants to undertake an appropriate programme of historic building recording (HBR). Further information in recording and WSI's can be found in the Glossary. 4.99 Often the requirement for such recording will form a condition attached to the decision notice but in some circumstances the Authority may require recording prior to determination. This will be limited to certain circumstances where a proposal may relate to a building which has a complex or unknown history. In these instances, it can be difficult to fully understand the impact of a proposed development on the significance of the asset as its significance may be unknown or not fully understood. This will enable the Authority to secure a proper understanding of a building and its significance so that an informed decision on the impact of the proposal on the significance of the asset can be made.

Conservation Areas

- 5.16 Whilst it is the quality and interest of an area as a whole which is recognised through designation, it is often the cumulative impact of small changes over time which erode the special qualities and significance of a place. Most of the National Park's Conservation Areas are covered by Article 4 Directions to help control potentially damaging alterations by removing permitted development rights. The character of a Conservation Area is not only formed by buildings and spaces, but also by the land uses. It is important that proposed changes of use identify opportunities for enhancement as well as ensuring the special qualities and significance of a place is not harmed.

Egton Conservation Area

- 5.17 Conservation Areas are defined in the Planning (Listed Building and Conservation Areas Act) 1990 as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are therefore those areas considered to have the most important environmental quality in the District.
- 5.18 The character of Egton Conservation Area is as varied as the landscape. In the upper Esk area, the majority of Conservation Areas are small, rural settlements whose character is derived from the unique way in which the man-made elements (i.e. the houses, cottages, walls, churches, farms and public buildings of the settlement relate to each other and the natural framework of landscape features (such as village greens, becks, ponds, trees, hedges and distinctive topographical features).



Fig 3. – Map used for site identification. Source: <https://www.visionofbritain.org.uk/place/12403> - for illustrative purposes only.

- 5.19 Egton does not benefit from a Conservation Area Appraisal, neighbourhood plan or Management Plan.
- 5.20 The key facts about the remain significant to this day – Egton is a village, a parochial township, and a sub-district in Whitby district, N. R. Yorkshire. Part of Egton, including Newbiggin and land in the Parishes of Whitby and Pickering were formed in 1852 into the ecclesiastical parish of Grosmont.
- 5.21 The village stands near the river Esk, adjacent to the Cleveland and Whitby branches of the North Eastern railway, 7½ miles WSW of Whitby and was once a market-town.
- 5.22 The application site falls entirely within Egton Conservation Area and designated Article 4 area.

Understanding the nature of the significance

- 5.23 The starting point for the assessment when considering the significance of heritage assets is to identify the asset, in this case it is the Wheatsheaf Inn and Egton Conservation Area. Once established the contribution made by its setting and the effect of the proposed development on the significance of the asset(s) can be considered.
- 5.24 The significance of Egton Conservation Area has derived as a local centre and market township though family history. Prior to 1880, many important birth, marriage and death records were administered from Egton parish. It also plays a wider part as a place in the NY Moors.
- 5.25 The asset's physical surroundings include characterful open spaces, trees, wide verges, the area that surrounds the many junction points in the village, access tracks across the green, deep grass verges and the traditional boundaries that contribute to its setting.
- 5.26 Taking a more in depth look inside the village and the experience of the asset(s) this also includes the views and vistas up and down the High Street, the design of the crossroads and the many main entry points to the upper part of the village. Many of these allow a glimpse of the main asset and listed building known as the Wheatsheaf Inn which is visible through and across the Conservation Area.
- 5.27 Wheatsheaf Inn lies to the east of the village streetscene. It is a vernacular building constructed from traditional materials and together with the form and layout present a long building, typical of a moors coaching inn. Together with its connection to the areas industry, farming and fishing it would have played a vital part in supporting inland transportation infrastructure, providing a resting point for people and horses. The inn would have likely served the needs of travellers with food, drink and rest.

Summary of importance

- 5.28 A relevant proportion of significance has been assessed together with the nature, extent and relative importance to the past. This assessment can now focus on what effect the proposed development may have on the heritage asset (Wheatsheaf Inn and Egton Conservation Area).
- 5.29 From here we can begin to describe how the proposed work to the building and curtilage will fit within the context provided by the surroundings. This is possible due to the large plot size (curtilage) which allows for liveability by making use of the public house as 2 no. dwellings. The site's compatibility to accommodate a new use for public benefit, viability and prospects for long term conservation have been identified as part of the proposal.
- 5.30 The existing public house is wholly subservient in form and character, the main entrance is clearly defined and will remain the case, there are no external changes to the building. The scheme does not propose to alter the principal elevation, there is no need.
- 5.31 From the streetscene the changes are to be minimal and from the forefront and the prevalent sequence of the building(s) will remain the dominant form.
- 5.32 Having regard to the scale, design, position, form and materials, the proposed development and the re-purposing of the public house to allow the introduction of a residential use would cause minimal harm or loss to the significance and the setting of the buildings and Egton Conservation Area.
- 5.33 Weighed with the fact there will be no net increase in vehicle movements at the site the change of use is seen to preserve the character and fabric of the locality and is outweighed by the positive impact of safeguarding the wider public amenity. By that, it is meant that the other public houses including one to the north which is in close proximity to the Wheatsheaf Inn will continue to prosper together with the fact the public house in its entirety will be preserved.
- 5.34 Paragraph 189 of NPPF2 requires the level of detail including the contribution that the site/dwelling makes to the area setting to be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on any significance.
- 5.35 Paragraph 200 of NPPF2 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 5.36 In conclusion, the site has the ability to allow the key attributes to remain both inside and outside of the Wheatsheaf Inn. The scheme is well-designed and is compatible to the existing floor plan as set out (although possibly not the original floor plan having undergone a rebuilt and further alterations). The development is respectful of the existing building, building lines, build patterning and the spacing between existing buildings/dwellings.

- 5.37 In order to protect the property frontage, the main element of private amenity space is to be focussed immediately on the back of the properties. Devoting private amenity space behind the two dwellings on the land adjacent to the car park will be the most discrete and tenable.
- 5.38 This Assessment of Heritage Assets concludes that the proposed development would have less than substantial harm on the character, form and appearance of the Wheatsheaf Inn and Egton Conservation Area.
- 5.39 It has helped form an understanding of the past and in turn this has helped to inform the future and how the development fits with the context provided by its surroundings together with improved viability (for all).
- 5.40 The development is of a nature that is in keeping with the host building and general development progression, patina, texture and colour palette of the area.
- 5.41 Whilst 'setting' itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset.
- 5.42 The policies contained in the NPPF together with guidance on their implementation in the Planning Policy Guidance (PPG) provide the framework for the consideration of change affecting the setting of designated heritage assets.
- 5.43 The heritage assessment is concluded. Paragraph 200 of the NPPF (Jan 2019) requires LPAs to look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourable.
- 5.44 The heritage asset(s) in this case are maintained and the development is seen as a positive change.



Fig 4. – The Wheatsheaf Inn, Egton. Source: [alarmy.com/tock-photo](https://www.alamy.com/tock-photo) – for illustrative purposes only.



Fig 5. – The Wheatsheaf Inn, Egton. Source: [alamy.com/tock-photo](https://www.alamy.com/tock-photo) – for illustrative purposes only.



Fig 6. – The Wheatsheaf Inn, Egton. Source: [alamy.com/tock-photo](https://www.alamy.com/tock-photo) – for illustrative purposes only.

The 'public benefits' of the proposal

- 5.45 The application is concerned with relatively small scale internal changes to the Wheatsheaf Inn. It is a conservation led scheme and is sympathetic to the listed building and Egton Conservation Area and other heritage assets which are to be preserved without substantial harm.

- 5.46 The development presents an opportunity to make a positive contribution to 'local distinctiveness' by retaining all of the traditional features of the building in their entirety. The scheme makes use of all existing openings, roof coverings, entry points, the deep grass verges at the front together with the parking area and the traditional boundary features. Usable garden space will be at the rear only.
- 5.47 In summary, the public benefits in this case are concerned with the consistency of appearance and visual retention of the appearance of the public house together with any overall public/planning gain and enhancements. It is a scheme that presents an optimum viable (residential) use of the property together with the resulting value that is added to protected land/buildings.

Applications for Minor Works – Heritage Asset

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>The heritage asset as summarised above is the Wheatsheaf Inn and Egton Conservation Area which is designated for its special architectural or historic interest and/or the character or appearance of which it is desirable to preserve or enhance.</p> <p>Conservation Areas are those areas considered to have the most important environmental quality and are defined in the Planning (Listed Building and Conservation Areas Act) 1990.</p> <p>The Public house is a Grade II listed building of late C18-early C19, partly rebuilt and altered in 1887; further later alteration.</p>	<p>The proposed works are of a minor nature and include a sympathetic change of use of the public house to 2 no. dwellings.</p> <p>The physical work includes the blocking up of 4 no. openings at ground floor and 1 no. opening at first floor including restoring the roofspace over the single storey element. It is a detached property which falls within the Conservation Area boundary within Egton village.</p> <p>The development has been designed to have less than substantial harm on the assets identified.</p> <p>A thorough visual and physical inspection and assessment has taken place which predominantly includes its 'context' and the wider contribution that the works will have on the asset as a whole.</p>	<p>It is acknowledged that the property has unique visual character, and it is imperative that any change respects these distinctive qualities.</p> <p>It is concluded that the proposal including the change of use will have a minor impact on the Heritage Assets.</p> <p>The physical works to the Wheatsheaf Inn are fully reversible and are not significant to the special or historic character and form of building.</p> <p>The property will have always included some form of residential accommodation.</p>	<p>Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest:</p> <p><i>"Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets"</i>.</p> <p>In this case, impact is minimised in several ways to keep the level of harm to a minimum. As a result, the proposed development:</p> <ul style="list-style-type: none"> • Understands the form, and history of the affected heritage asset(s). • Understands the impact of the proposal on that significance. • Seeks to avoid, minimise negative impact in a way that meets the objectives of the NPPF. • Looks for opportunities to better reveal or enhance significance.

6.0 Economic use test

- 6.1 It is acknowledged that the NYM National Park is keen to retain existing tourism facilities, shops and public houses and economic services wherever possible. It is however, accepted that there are a number of traditional and non-traditional buildings, such as the Wheatsheaf Inn, which are no longer required for their original purpose.
- 6.2 Many of those buildings are likely to be suitable for re-use for economic purposes which can operate without affecting the special qualities and tranquillity of the National Park.
- 6.3 The Authority also recognises that the importance of retaining local services has on the continued vitality and sustainability of settlements. In this case, reference is made to the fact that Egton and Egton Bridge are currently supporting four public houses including:
- The Witching Post Inn, Egton.
 - Postgate Inn, Egton Bridge.
 - The Horseshoe Inn, Egton Bridge.
- 6.4 Therefore loss of service or vitality is anticipated surrounding the continued sustainability of the settlement i.e. it will continue to be served with a choice of good public houses.
- 6.5 Where a change of use is proposed for permanent residential use the Economic Use Test will apply to existing commercial enterprises and communities. As such, the advice of the LPA has been followed.
- 6.6 The applicant has followed a robust marketing exercise to ensure that future potential uses which might have otherwise continued to sustain the viability of the community have been considered.
- 6.7 **Strategic Policy K** (The Rural Economy) seeks to promote and protect existing businesses by providing flexibility for established rural businesses to diversify and expand.
- 6.8 **Strategic Policy L** (Community Facilities) confirms that development that would result in the loss of a community facility or would compromise its use will not be permitted, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed through application of the viability and marketing tests.
- 6.9 This application seeks to present a future scheme and whilst there will be a loss of one of the four public houses (community facility) in Egton/Egton Bridge, it is to be sustainably achieved on the grounds that:
- There are three other similar facilities within less than a 1 mile radius of the application site.
 - There is to be no knock-on impact on existing businesses – perhaps the opposite.
 - It is demonstrated through a robust marketing exercise that the Wheatsheaf Inn is not economically viable to operate.

Continued ...

- It can be demonstrated that the facility is no longer needed through market tests i.e. to prove a) that it is running at a loss i.e. not viable to operate and b) marketing the property has not been successful.

Planning Strategy

- 6.10 Paragraph 7.5 of the NYM Local Plan does accept that there may be some cases where the loss of a community facility is justified because it is no longer suitable to meet a need or is no longer economically viable.
- 6.11 In this case, the continuation of keeping the public house open poses a risk of economic hardship to the applicant or it could result in an empty listed building/heritage asset that could then become neglected.
- 6.12 **Strategic Policy L** aims to strike a balance between the retention of community facilities and the need to accept their loss if there are genuine and demonstrable reasons why the use cannot continue.
- 6.13 The application seeks to robustly demonstrate that the Wheatsheaf Inn is no longer suitable or viable for its community use, in accordance with the viability and marketing tests.
- 6.14 **Appendix 2** of the NYM Local Plan sets out the requirements for marketing of such premises and which uses the viability tests apply to. Commercial uses include:
- a) Shops and Post Offices (all use classes within Use Class A1).
 - b) Financial and Professional Services (all use classes within Use Class A2).
 - c) Other Employment Uses (Use Classes B1, B2 and B8).
 - d) Restaurants and Cafes (all use classes within Use Class A3).
 - e) Public Houses and other drinking establishments (all use classes within Use Class A4).**
- 6.15 It is very unusual that Egton/Egton Bridge continues to support 4 no. public houses within a close proximity to one another. Closure of the Wheatsheaf Inn is unlikely to harm these existing facilities and means that existing local services and employment within those places is retained to ensure the continued vitality and sustainability of the settlement.

The Tests

Existing Commercial Uses

- 6.16 The NYM National Park require applications to be supported by evidence that the current use is economically unviable and that it has been subject to a robust marketing exercise to find a new owner.
- 6.17 Applicants will be asked to supply trading accounts over a period of 5 years for the existing enterprise. Depending on the nature of the enterprise this may need to be broken down into different components of the business. It is not considered necessary in this case that the accounts need to further assess on account of the fact the scheme wouldn't result in the wholesale loss of this type of facility in the village where three others are remaining.
- 6.18 A comprehensive marketing exercise accompanies the application which seeks to dispose of the existing enterprise has been carried out. The marketing exercise has taken place over a 2.5 year period which includes 18 months prior to the first National Lockdown/global pandemic.
- 6.19 The marketing exercise includes:
- a) The use of an established commercial agent.
 - b) Advertising in the local and regional press as follows: Usually a minimum of one advert per month or online for 12-24 months in at least one of the following local newspapers depending on the location of the property in question:
 - Whitby Gazette
 - Malton Gazette and Herald
 - Darlington and Stockton Times
 - Scarborough Evening News
 - The Northern Echo
 - Or any other paper, which can be shown to provide coverage of the area in question).

A minimum of two adverts or one online advert over the marketing period in a relevant national publication e.g. Dalton's Weekly, Estates Gazette.

- c) Where appropriate, registration of the availability of the property on the relevant Local Authority Commercial Property Database.

6.20 Confidential evidence is provided at:

- **Appendix A** – Sales Particulars, Christies and Co (Pubs) for The Wheatsheaf Inn
- **Appendix B** – Sales Particulars, Christies and Co (Pubs) for The Wheatsheaf Inn and Holiday Cottage.
- **Appendix C** – Sales particulars, Hendersons, Wheatsheaf Cottage only.
- **Appendix D** – M Wasley Chapman and Co. Chartered Accountants – Financial statements (Confidential to LPA).

6.21 The key objective which the new Local Plan aims to encourage is to strike the right balance between protecting the national asset (National Park) and allowing people to live and work in it. This is set out in recent publications and articles following the final consultation stages of the new NYM National Park Local Plan. It is considered that relinquishing the Wheatsheaf Inn, whilst regrettable, is the right thing to do.

7.0 Planning Policy Context

National Planning Policy (NPPF) (2019)

- 7.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.2 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.3 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.4 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 7.5 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 7.6 Paragraph 8 states that 'achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways' (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective.
 - b) a social objective.
 - c) an environmental objective.
- 7.7 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, so that sustainable development is pursued in mutually a positive way.
- 7.8 Paragraph 9 of the NPPF states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect local needs and opportunities of each area'.
- 7.9 Paragraph 11 of the NPPF confirms that it is important to note that for decision-taking this means:
- Approving development proposals that accord with an up-to-date development plan without delay; and

Continued ...

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.10 Further advice on decision-taking which is of relevance to the scheme is provided at Paragraph 38 of the Framework where it is stated:
- Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 7.11 Paragraph 126 of the NPPF states that the 'level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified'.
- 7.12 Paragraph 127 of the NPPF requires planning policies and decisions which ensures developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

Continued ...

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.13 Paragraph 131 states that 'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

7.14 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

7.15 The National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG) also sets out the policies concerning the historic environment. They are set out in Section 5 above.

7.16 These include assessing the significance of the heritage asset, using appropriate expertise, historic and environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

North York Moors National Park Authority – NYM Local Plan (2020)

7.17 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

7.18 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

7.19 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

7.20 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:


DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 60, 78, 79, 127, 172, 185, 189, 190, 193, 196,
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Historic Environment (2019) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Strategic Policy I - The Historic Environment. Policy ENV11 - Historic Settlements and Built Heritage. Strategic Policy M - Housing. Policy CO7 – Housing in Larger Villages. Strategic Policy L - Community Facilities.
NYM Supplementary Planning Documents	Part 1: General Principles (2008).

Table 1. – Planning policy and guidance.

Planning policy in more detail

7.21 **Strategic Policy B** (The Spatial Strategy) confirms that development in larger villages (if which Egton is one) should support the service function of the village by providing additional housing (principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.

- 7.22 These settlements have a more 'self-contained' character, and a range of facilities serving the wider community. The Local Plan allows for small scale development in the main built up area of these villages to meet housing, employment and community needs, including 'principal residence' housing on suitable sites (Policy CO7). No development boundaries or limits are defined and the suitability of a site for development will be defined on a case by case basis.
- 7.23 **Strategic Policy C** of the NYM Local Plan (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.
- 7.24 The design of external areas is met with equal importance and is treated in a sensitive manner and with careful thought in alignment with the three points above (CO19).
- 7.25 The development includes adequate storage for domestic items kept outdoors and facilities to manage waste efficiently in a way that does not detract from the external appearance of the building and the streetscene.
- 7.26 The scheme seeks to introduce simple domestic curtilages to be used for purposes incidental to the enjoyment of the dwellinghouse. Each unit will benefit from a small area at the rear of the property as illustrated by the red line plan.
- 7.27 The creation of the curtilage will have little visual difference to the current arrangement and introduces amenity space without adversely affecting the character and appearance of listed buildings, neighbouring and adjoining land uses and the Conservation Area.

Optimum Viable Use

- 7.28 Sustaining heritage assets in the long term often requires investment and putting heritage assets to a viable use is likely to enable the maintenance necessary for their long-term conservation. Certain heritage assets may have limited or no scope for new uses or may be so sensitive to change that alterations to accommodate a viable use would lead to an unacceptable level of harm and loss of significance.
- 7.29 **Policy ENV11** (Historic Settlement and Built Heritage) states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. Development proposals will only be permitted where they:
1. Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;

Continued ...

2. Conserve or enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;
3. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;
4. Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;
5. In the case of new uses, ensure the new use represents the optimum viable use of the asset which is compatible with its conservation;
6. In the case of adapting assets for climate change mitigation, the proposal is based on a proper understanding of the asset and its material properties and performance, and of the applicability and effectiveness of the proposal. Development should not harm the heritage value of any assets affected.

When a proposal affecting a heritage asset is acceptable in principle, the Authority will seek the preservation of historic fabric in situ.

When retention of the feature is not justified or the form and appreciation of a heritage asset is compromised through the proposal, the applicant will be required to undertake an appropriate programme of historic building recording (HBR) and analysis secured through an approved Written Scheme of Investigation (WSI).

- 7.30 **Strategic Policy L** (Community Facilities) advises that development that would result in the loss of a community facility or would compromise its use will not be permitted, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed through application of the viability and marketing tests set out at Appendix 2.
- 7.31 The Authority does accept that there may be some cases where the loss of a community facility is justified because it is no longer suitable to meet a need or is no longer economically viable. In such cases an inflexible approach could risk economic hardship to the owner or tenant or result in empty buildings that could become neglected. Strategic Policy L aims to strike a balance between the retention of community facilities and the need to accept their loss if there are genuine and demonstrable reasons why the use cannot continue. Permission resulting in the loss of facilities will only be granted if it can be demonstrated robustly that the facility is no longer suitable or viable for its community use, in accordance with the viability and marketing tests set out at Appendix 2.

- 7.32 **Strategic Policy M** (Housing) is designed to help meet the needs of local communities a minimum of 551 new homes (29 per year) will be completed over the period of this Plan. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in Policy ENV13, 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 Plan approved by the National Park Authority. The Authority will support proposals for a variety of tenures, types and sizes of dwellings within the National Park, including accommodation for older people and those needing special facilities, care or support at home. Schemes will be expected to meet the need for smaller dwellings. 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.
- 7.33 The strategy under **Strategic Policy M** is to allow for a more limited amount of housing including principal residence and affordable housing on suitable small sites in Larger Villages. The aim is to have a flexible approach to new housing that will help stem population decline and support the vitality of the local economy and services in these communities whilst respecting the character and form of the built environment. This will be achieved through Policies CO7 and CO11.

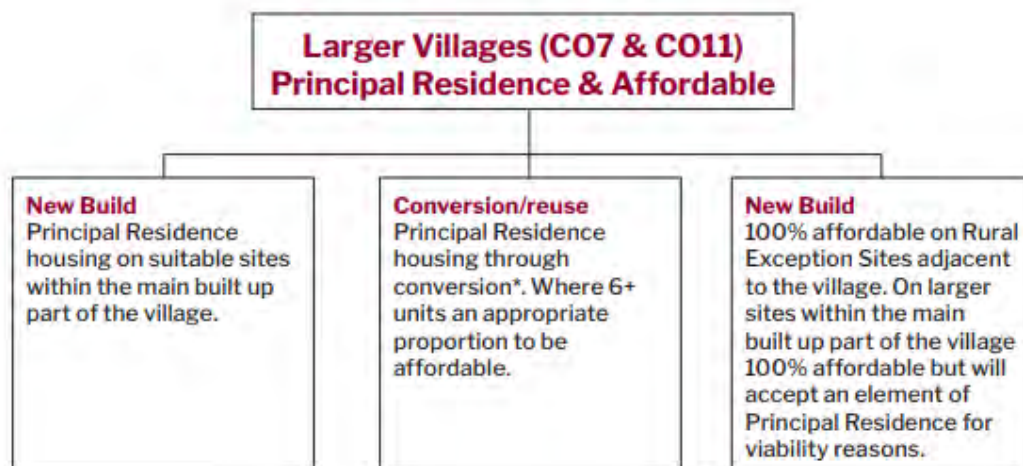


Fig 7. – Taken from North York Moors Local Plan (July 2020). Table supporting Strategic Policy M (Housing).

- 7.34 **Policy CO7** (Housing in Larger Villages) is in place to support the wider service function of Larger Villages, principal residence and affordable housing will only be permitted:
1. On suitable small sites within the main built up area of the village only. Proposals will be expected to meet the need for smaller dwellings;

Continued ...

2. 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. Where a conversion will create six or more new dwellings an appropriate proportion should be affordable, in line with national policy and subject to viability.

8.0 Planning assessment

- 8.1 Ultimately the above policies are seeking to achieve housing to meet identified local need in the less sustainable villages in the Park and the wider District.
- 8.2 This section demonstrates that the proposed development accords with the statutory development plan, general supplementary planning documents and National Planning Policy Framework and should therefore be supported.
- 8.3 It is considered that the 2 no. units would result in principal residence dwellings whilst preserving the character and appearance of the Grade II listed buildings and enhancing vitality.
- 8.4 The applicants have carried out a robust marketing test to prove the public house is running at a net loss. The knock-on impact of losing the facility in the wider community on the other hand would not result in failure to provide a community facility where there are several others that are likely to be retained.
- 8.5 The applicants have not been able to find a suitable buyer for the Wheatsheaf Inn during the marketing exercise or any person with the correct financial backing to take on the venture.
- 8.6 The design of the scheme and scope of the submitted proposal has been conceived with the ambition of satisfying all of the relevant local and national planning policies.
- 8.7 Egton is classed as an 'Larger Village' which is defined as having some facilities with others that are available being 'shared' amongst groups of settlements i.e. neighbouring Glaisdale and Grosmont.
- 8.8 Opportunities for new housing are limited, particularly for principal residency. As a larger Parish where the sharing of services between villages it is seen to be 'sustainable' in that it will improve the environmental, social and economic sustainability of the area.

Housing strategy

- 8.9 The NPPF provides a clear update in respect of making effective use of land and the delivery of a sufficient supply of homes.
- 8.10 Paragraph 68 of the NPPF advises that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out quickly'.
- 8.11 Paragraph 78 of NPPF requires LPAs to promote sustainable development in rural areas and housing should be located where it will enhance or maintain vitality. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 8.12 The section on rural housing in NPPF deals specifically with the location of new housing. The first sentence of paragraph 78 advises LPAs that housing should be located 'where it will enhance or maintain the vitality of rural communities'.

- 8.13 Homes in 'Larger Villages' such as Egton that are not truly 'isolated' can enhance and maintain the vitality of rural communities providing the supply of housing is required to meet the needs of the present and future generations. The proposal clearly achieves this. The proposal therefore contributes to sustainability because of its proximity to other homes and villages.
- 8.14 The creation of 2 no. units in this location presents no detrimental impact on the privacy or amenities of the adjacent dwellings nor does it interfere with the use of the adjacent agricultural building or users of the adjacent highway. The dwelling would comprise a principal residence which:
- Helps the village to grow and thrive.
 - Permits easy access to nearby services by foot or other modes of sustainable travel if required i.e. Egton Station, doctors surgery, schools and to local bus services.
 - Is compatible with existing uses (residential).
 - Secures 2 no. principal residence dwellings.
 - Preserves and reinforces local distinctiveness and good quality development.
- 8.15 Requiring new dwellings to be occupied as a principal residence avoids further loss of stock to second homes in the National Park whilst enabling the local economy to benefit by providing new housing for people coming into the area to live, work and contribute to the local community.
- 8.16 It is acknowledged that the nationally described method of calculating housing need and the 'Housing Delivery Test' does not apply in National Parks.
- 8.17 A Strategic Housing Market Assessment (SHMA) carried out for the North York Moors in 2016 noted that the key requirement in the National Park is for affordable housing to meet local needs. The SHMA concluded that an annual figure of 29 dwellings, mainly 1 and 2 bedroom units for affordable housing and smaller 2 and 3 bedroom units for general housing needs, together with some specialist housing for the growing elderly population would meet local needs and have the potential to stabilise population levels.
- 8.18 The NYM Local Plan anticipates that a minimum of 551 new homes (29 per year) will be completed between 2016 and 2035. However, decisions regarding new house building will not be driven by the number of dwellings that are to be provided; instead, they will be based on whether the proposal will help to meet community needs whilst being of a quality that respects National Park purposes.
- 8.19 The demand for housing in the National Park means that house prices remain high. In August 2017 the average house price in the Park was slightly above the national average at £255,342, compared to £242,536 in England as whole.

- 8.20 Paragraph 77 of NPPF advises that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs; opportunities for villages to grow and thrive, especially where this will support local services.
- 8.21 In summary, the proposal has future potential to deliver a small rural housing scheme which offers some flexibility for the applicants. It presents an opportunity to deliver housing within the National Park and Scarborough District which will help to ensure new homes are built for young local people now and in the future.

Impact on Residential Amenity

- 8.22 Care is taken to ensure that the amenity of any of the adjacent properties is protected, and the proposal does not lead to any unacceptable impacts in terms of overlooking, overshadowing, disruption by way of noise or a reduction in amenity as required by the Local Plan Strategy.
- 8.23 It is not anticipated that the development would give rise to any unacceptable levels of amenity or disturbance with the low impact development proposed over and above the existing uses as a public house.
- 8.24 The development as submitted would therefore deliver clear economic, social and environmental benefits to the local area. It not only delivers sustainable development that is well planned and designed but is one which would raise the vitality and attractiveness of the area more generally to create a sense of neighbourhood and community. It is considered that the development complies with the relevant parts of **Policies SPA, SPB, SPC, SPI, ENV9, ENV11, SPL, SPM, CO7.**

9.0 The 'public benefits' of the proposal

Public Interest

- 9.1 Development Control arguably accounts for the lowest common denominator approach to the public interest. This has been shown to resonate with practitioners attempting to define 'public interest' in terms of practical values and purporting this to be applied through decisions.
- 9.2 What is deemed to be in the 'public interest' has come to be conceived in multiple ways, stifling the possibility for the public interest to be articulated in a more participatory manner, though harder to define.
- 9.3 The public benefits of this proposal are:
- The proposed development would protect and enhance the distribution and existing character and form of the settlement and allow the listed building(s) to be preserved in their own setting.
 - The development has been designed to positively respond to the pattern and presence of a distinctive linear streetscene.
 - The pragmatic approach to pursuing this application in the public interest also lies in the value that it is more appealing to the social nature of humans to live together, in settlements, rather than in isolation which is considered of public benefit. Ultimately planning is fundamentally about pursuing collective wellbeing, regardless of the terminology used to frame this:

"Although the idea of the public interest is often scorned by contemporary planning theorists ... it nevertheless remains the pivot around which debates about the nature of planning in its purposes turn". (Campbell and Marshall, 2002a, p.181).

- 9.4 The optimum viable use of the site can be met by the proposed residential use. The public house is proven to be uneconomically viable as a business and has the potential to close down leaving the site and building 'at risk'. This has the potential to cause more of an issue to neighbouring residential amenity and potential harm to the adjacent heritage assets.
- 9.5 It is the intention that planning activities in England should be addressed more 'locally' by way of offering up 'sustainable development' particularly with regard to sites such as the Wheatsheaf Inn, the subject of this application.
- 9.6 This assessment proportionately demonstrates the positive way in which the development will conserve the heritage assets and their setting in a manner appropriate to their significance.

- 9.7 It is very much a conservation led scheme and is sympathetic to the village streetscene where there are other heritage assets to be preserved. The development presents an opportunity to make a positive contribution to 'local distinctiveness'.
- 9.8 In summary, the public benefits in this case are concerned with the optimum viable use of the site/village which is predominantly residential. There must be a consistency of use and of the prevailing land uses together with an overall drive for meeting public/planning gain and enhancements which are able to be brought by the scheme. It is a scheme that presents the optimum viable (residential) use of the site together with the resulting value that is added to protected land/buildings.

Achieving Sustainable Development

- 9.9 The application site is located in the heart of the village where the three objectives of sustainable development are achievable.
- 9.10 The proposed development will deliver economic, social and environmental benefits. These benefits will be delivered jointly and simultaneously to reflect that the three overarching objectives of the planning system are interlinked:

The economic benefits of the proposed development include:

- Provision of locally distinctive and traditional dwelling houses, driving up and maintaining the standard of design and sustainability for rural housing both locally and nationally.

The social benefits of the proposed development include:

- Providing a well-designed scheme with the creation of high quality units and a well-designed place that is seen to be fundamental to the planning process.
- The proposal creates a better place to live and work with one that is acceptable to the community.
- Enables other local businesses to prosper in a unique business climate.
- Satisfying the principal residence criteria.

The environmental benefits of the proposed development include:

- As much sustainability in the development bearing in mind it is a listed building.
- Plans to conserve and enhance the special qualities of the NY Moors National Park landscape and features of the wider site for this and future generations to enjoy.

10.0 Informing and Managing Change

- 10.1 The applicant has formulated a unique understanding of the historic character and significance and the setting of heritage assets relative to the proposed scheme.
- 10.2 It is a site that has the potential to accommodate a sensitive and subtle change, including an opportunity to change the use of the public house and introduce full residential ownership in line with others and planning policies where these have been previously accepted.
- 10.3 There are other local sites in and around the Esk Valley that are proof that development is in fact possible in the streetscene where there are heritage assets which have been permitted to be adapted to accommodate change and introduce similar residential uses with less than substantial harm. The proposed site also has the ability to be successfully developed and ensures the long-term survival of the listed buildings.
- 10.4 The applicants understanding has informed the principle for the development. It is an understanding of the significance of the site, the setting and importance of the adjacent heritage assets which are fully understood. This has informed good quality and traditional design, incorporating 2 no. dwellings, maintained open spaces, good access links within and around the site, use of natural vegetation and new planting and complementary materials and boundary treatments.

Capacity for Change

- 10.5 From time to time it is accepted that there must be capacity for change and is one that is recognised by Historic England's advice notes and guidance. Development might include new buildings, the demolition of insignificant buildings and the opening of spaces to better reveal the significance of heritage assets in their settings.
- 10.7 It is concluded that the understanding gained from looking closely at the site and the immediate locality has in this case helped to prepare a well-balanced proposal that is capable of conserving and enhancing the significance of the area/area setting as a whole.



11.0 Conclusion

- 11.1 The scope of the proposal has been conceived with the ambition of satisfying all of the relevant national and local planning policies.
- 11.2 This section demonstrates that the proposed development accords with the statutory development plan in force and the National Planning Policy Framework and should therefore be supported.
- 11.3 The proposed development accords with Paragraph 7 of the NPPF which states that at a very high level, the objective of sustainable development can be met and will meet the needs of the present without compromising the ability of future generations to meet the applicants' own needs.
- 11.4 Paragraph 8 of the NPPF (2018) states that at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 11.5 The RTPI's recent submission 'Invest and Prosper' – A Business Case for Investing in Planning (October 2020) Analysis and research for this report finds that the planning systems across the UK underpin economic, social, environmental and health outcomes. Quality plan-making, and housing delivery in particular, is integral to meeting sustainable development targets.
- 11.6 The planning system in the UK sets the context for development and creates conditions for sustainable, high-quality, and well-designed places.
- 11.7 The proposal would facilitate a form of market housing controlled by a mechanism which ensures the properties can be lived in by anyone but only as their main residence. Villages where a large proportion of properties are used as second homes can suffer from a lack of vitality particularly during winter months and this can lead to an erosion of the sense of community within the village.
- 11.8 The proposal will not lead to local services and facilities declining. Requiring new dwellings to be occupied as a principal residence avoids further loss of stock to second homes in the National Park whilst enabling the local economy to benefit by providing new housing for people coming into the area to live, work and contribute to the local community.
- 11.9 As the market is becoming swamped with holiday cottages and second homes there is a direct need to re-balance this with homes for future occupants to live and work in the National Park.
- 11.10 Essentially, the proposal allows a new planning chapter to commence as a mean of providing economic stability without harming the Grade II listed building (public house), the Egton Conservation Area, site setting or the compatibility of future users.

- 11.11 As such, it is not a site that is earmarked for safeguarding/protection and in turn its future development will seek improve and enhance the viability and the prospects for the long-term conservation of the wider streetscene.
- 11.12 In line with the NPPF we have consulted HER records, documentary materials and historic mapping. The assessment finds that a less than significant degree of harm will be caused to the significance of heritage assets identified in this Statement. Predominantly, those being the Wheatsheaf Inn and Egton Conservation Area..
- 11.13 Part of the significance of the Heritage Assets is formed through their 'Aesthetic Value'. The interaction of the heritage asset with Main Street and the immediate surroundings including open spaces and deep grass verges further adds to the experience of those assets.
- 11.14 Historic England's 'The Setting of Heritage Assets' Good Practice Advice in Planning: 3 confirms that setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.
- 11.15 The setting of heritage assets changes over time. Protection of the setting of heritage assets need not prevent change; indeed, that change may be positive.
- 11.16 It is therefore concluded that the changes as presented represent an optimal, viable use i.e. residential use as required in paragraph 134 of NPPF and SPI of the NYM Local Plan.
- 11.17 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is requested that planning permission should be granted.

References:

1. NYM Management Plan.
2. National Planning Policy Framework (NPPF) 2019.
3. National Planning Policy Guidance (NPPG) 2014.
4. NYM HER online records concerning Conservations Areas in general, more specifically the draft Conservation Area Character Appraisal and Management Plan for Robin Hoods Bay – the LPA do not offer supplementary guidance on listed buildings for properties in the NY Moors.
5. Historic England Advice Note 12: *Statement of Heritage Significance – Analysing Significance in Heritage Assets*.
6. National Library of Scotland.
7. Heritage Gateway –
8. My Heritage - <https://www.myheritage.com/research/collection-10156/1901-england-wales-census>
9. Whitby Archeves Heritage Centre – <https://www.whitbyonline.co.uk/whitby/whitby-arts-antiques/whitby-archives/>
10. Alamy - <https://www.alamy.com/stock-photo/egton.html>

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 - Planning Supporting Statements
 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds,
North Lincolnshire, North East

5 Valley View, Ampleforth, York, YO62 4DQ

The Wheatsheaf Inn

 Egton Whitby, North Yorkshire, YO21 1TZ



David Cash

Senior Business Agent - Licensed,
Newcastle



[Redacted contact information]

At a glance

- Substantial Grade II listed pub
- Bar, lounge bar, restaurant & games room
- 2 bed owner's flat included
- Located within North York Moors National Park
- Annual turnover c. £300,000 net of VAT
- Genuine retirement sale. EPC exempt



A Grade II listed pub which sits at the heart of the picturesque North York Moors village of Egton.

The current owners have been at the helm for almost 19 years and the business is offered for sale for only the second time in 45 years.

The Wheatsheaf Inn

Location

The business is located in the picturesque village of Egton, approximately three miles from the popular coastal town of Whitby and located within the North York Moors National Park.

Internal Details

The ground floor comprises the locals bar with seating for circa 20, corner bar servery and range fire. Lounge bar with seating for circa 16, main bar servery, separate entrance door and log burner. Restaurant with seating for circa 30 covers. Games room with log burner, pool table and door to smoker's area and beer garden/courtyard.

Ancillary areas include: fully fitted commercial grade catering kitchen, ladies and gents toilets, large store, beer store and a dry goods store.

Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory and excluding personal items belonging to the vendors.

We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.

External Details

To the front of the building is a grassed area with six picnic benches and a car park. There is also a private garden and a courtyard area with a further car park to the rear.

Owner's Accommodation

Owner's accommodation comprises; a lounge on the ground floor, which provides access to the first floor flat with two en suite bedrooms and an office. On the ground floor is an owner's lounge/living room.

The Opportunity

The sale of The Wheatsheaf presents an excellent opportunity for an owner-operator to purchase an incredibly well established business which is offered for sale for only the second time in 45 years. The current owners have enjoyed a lifestyle career and, as they seek to retire, have scaled the business back in recent years and there is significant room for growth in the current business.

The Wheatsheaf is ideally suited to an owner-operator couple/team who could work full time in the business and maximise the profits.

Staff

The business is operated by our clients on a full time basis with the assistance of a further full time front of house member of staff, two full time kitchen staff and a variety of part time and casual staff members.

Trading Information

We are advised that turnover for the pub & restaurant is in the region of £315,000 for year ended 31 July 2018. Gross profit is approximately 67%, with net profit approximately 22% (£69,300).

Approximate trade split is 65% food and 35% wet.

Trading Hours

Monday - Closed
Tuesday to Sunday - 12.00pm - 2.30pm and 5.30pm - 11.00pm

Business Rates

The Rateable Value is £18,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

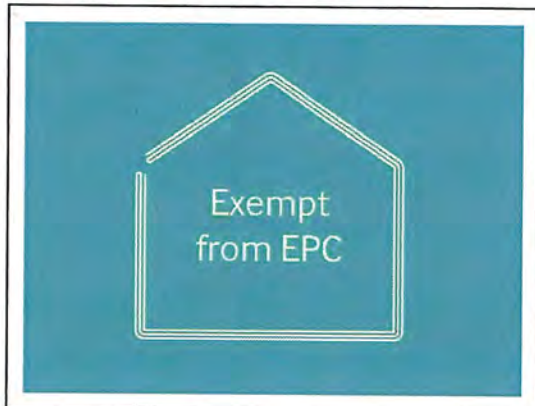
Premises licence.

Freehold: £575,000

Ref: 5455399

The Wheatsheaf Inn

Energy performance certificate



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The Wheatsheaf Inn & Holiday Cottage

📍 High Street, Egton, Whitby, North Yorkshire, YO21 1TZ



David Cash

Senior Business Agent - Licensed,
Newcastle



At a glance

- Substantial Grade II listed public house
- Bar, lounge bar, restaurant & games room
- 2 bed owner's flat included
- Located in North York Moors National Park
- 4 bed holiday cottage included
- Genuine retirement sale. EPC Exempt



Grade II listed public house with a two bedroom owner's flat, and a self contained four bedroom holiday cottage.

The current owners have been at the helm for almost 19 years and the business is offered for sale for only the second time in 45 years.

The holiday cottage is capable of c. £40,000 per annum rental income through making subtle changes to improve occupancy levels. The vendors have chosen not to push this arm of the business to suit their lifestyle.

The Wheatsheaf Inn & Holiday Cottage

Location

Located in the picturesque village of Egton, approximately 3 miles from the popular coastal town of Whitby and located within the North York Moors National Park.

Internal Details

The ground floor comprises the locals bar with seating for circa 20, corner bar servery and range fire. Lounge bar with seating for circa 16, main bar servery, separate from entrance door and log burner. Restaurant with seating for circa 30 covers. Games room with log burner, pool table and door to smoker's area and beer garden/courtyard.

Ancillary areas include: fully fitted commercial grade catering kitchen, ladies and gents toilets, large store, beer store and a dry goods store.

Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory and excluding personal items belonging to the vendors.

We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.

Letting Accommodation

A self contained four bedroom holiday cottage which includes, a sitting area, breakfast kitchen and access to the beer garden/courtyard on the ground floor. To the first floor are two double bedrooms both with en suite facilities. On the second floor are two further bedrooms and a separate bathroom.

External Details

To the front of the building is a grassed area with six picnic benches and a car park. There is also a private garden and a courtyard area with a further, large car park to the rear.

Owner's Accommodation

To the first floor there is an owner's flat which comprises; two bedrooms, both with en suite facilities, and an office. On the ground floor is an owner's lounge/living room.

The Opportunity

The sale of The Wheatsheaf presents a fantastic opportunity for an owner-operator to purchase an incredibly well established business which is offered for sale for only the second time in 45 years. The current owner have enjoyed a fantastic career here and as they seek to retire have scaled the business back in recent years and therefore, there is significant room for growth in the current business.

The Wheatsheaf is ideally suited to an owner-operator couple/team who could work full time in the business and maximise the profits.

Staff

The business is operated by our clients on a full time basis with the assistance of a further full time front of house member of staff, two full time kitchen staff and a variety of part time and casual staff members.

Trading Information

We are advised that turnover for the pub, restaurant and holiday cottage is a combined c. £330,000 for year ended 31 July 2018. Gross profit is approximately 67% with net profit of approximately 22% (£69,300).

Approximate trade split is 60% food, 35% wet and 5% accommodation.

Trading Hours

Monday - Closed
Tuesday to Sunday - 12.00pm - 2.30pm
and 5.30pm - 11.00pm

Business Rates

The Rateable Value is £18,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

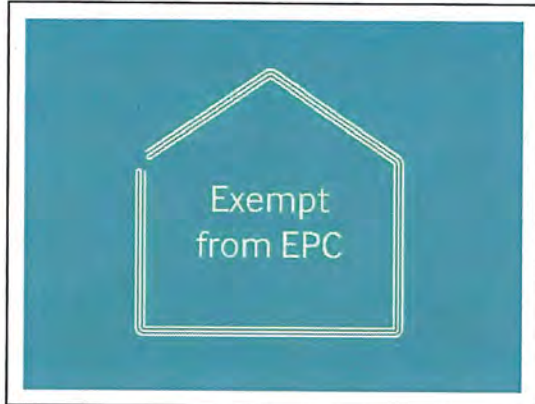
Premises licence.

Freehold: £950,000

Ref: 5455401

The Wheatsheaf Inn & Holiday Cottage

Energy performance certificate



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HENDERSONS



HEATSHEAF COTTAGE
TON YO21 1TZ

HEATSHEAF COTTAGE TON YO21 1TZ

Character, off-street parking, 4 bedrooms and a wonderful garden - this is a truly desirable stone-built cottage. Being situated in the picturesque village of Egton, this is a nicely positioned property close to village amenities. The North Yorkshire village of Egton is situated just 5 miles West of Whitby and is an area ideal for picnics, walks and admiring the beautiful country views.

The ground floor comprises an entrance hall opening into the living space which is made up of a lounge and a kitchen/diner which has a self-stay sink set within wooden base units, wall cupboards, a gas hob, a gas oven and space for a fridge and standard oven.

Steps rise, from in-between the lounge and kitchen/diner, to the first floor level. Here you will find 2 generous double bedrooms which both have the benefit of en-suite shower rooms.

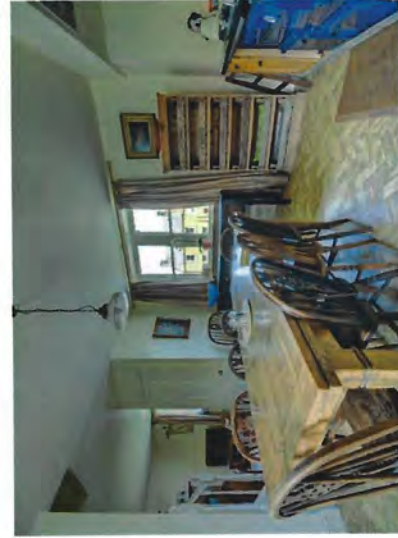
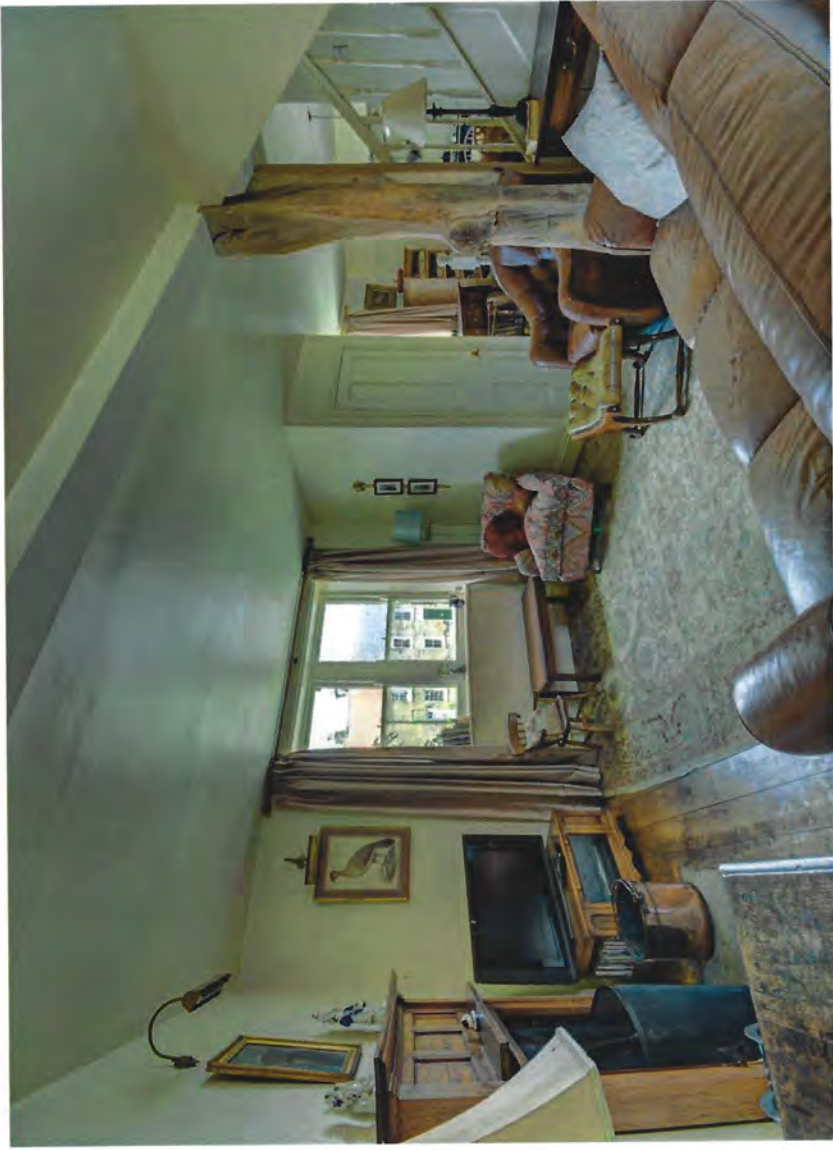
There is a further double bedroom to the second floor, a large landing, a bathroom with a modern white suite and a single bedroom.

The cottage is warmed by oil central heating which is provided via a Rayburn oven within the kitchen. There are Chrome heated towel rails to the en-suite shower rooms and a working open fire is the focal point of the lounge.

Decorative features include beams to the ceilings and an attractive cast iron fireplace with wooden surround set within the lounge.

Parking will not be an issue - as a wall is going to be built in front of the front garden creating designated parking for 2/3 vehicles.

Externally the property continues to impress with a raised, lawned terrace, picnic bench and a stone steps/ a pathway leading up to the cottage's front door. The rear garden is accessed via a door from



the small landing which sits between the ground and first floor. Steps descend into the space which boasts lovely seating areas, easy to maintain gravelled areas and a table-tennis table - all enclosed by tall hedges. This area will be easy to take care of and provides a perfect space for sitting out and relaxing.

Are you looking for a beautifully maintained cottage in a sought-after village location to use as a second home or permanent residence? Or a potentially very lucrative holiday let? If so then Wheatshaf Cottage should be high on your list of possibilities.

GROUND FLOOR

LOUNGE 17' 3" x 12' 4" (5.25m x 3.76m)

KITCHEN/DINER 17' 3" x 13' 4" (5.25m x 4.06m)

FIRST FLOOR

BEDROOM 1 11' 2" x 11' 4" (3.40m x 3.45m)

EN-SUITE SHOWER ROOM (OFF BEDROOM 1) 11' 4" x 5' 9" (3.45m x 1.75m)

BEDROOM 2 10' 2" x 12' 1" (3.10m x 3.68m)

EN-SUITE SHOWER ROOM (OFF BEDROOM 2) 10' 2" x 4' 9" (3.10m x 1.45m)

SECOND FLOOR

BEDROOM 3

3 15' 3" x 9' 9" (4.64m x 2.97m)

BEDROOM 4 10' 2" x 7' 5" (3.10m x 2.26m)

BATHROOM 7' 6" x 7' 5" (2.28m x 2.26m)

- EPC rating: TBC
- Council tax band: TBC
- Tenure: FREEHOLD
- Property Ref: 2704

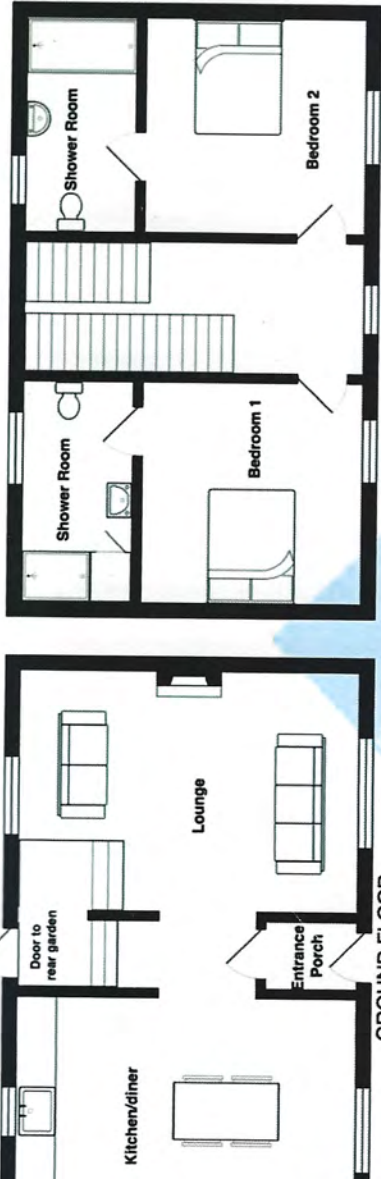
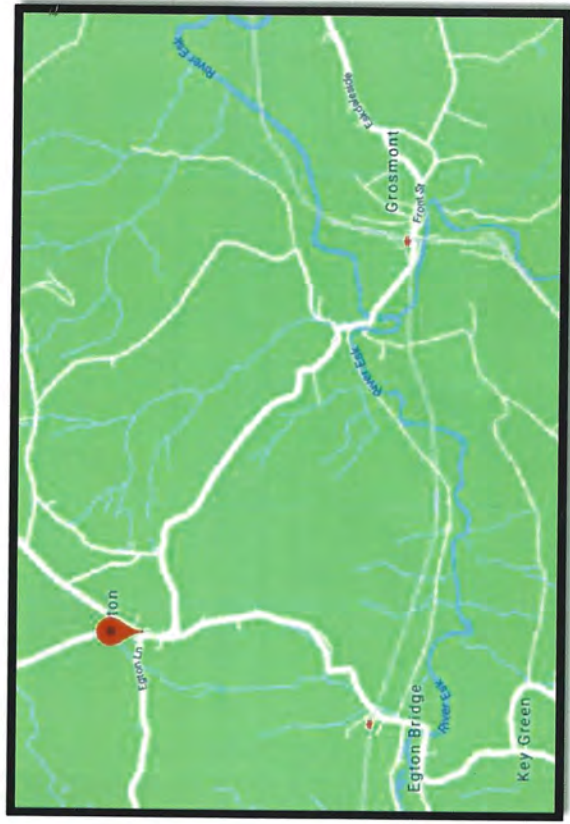
Guide Price £375,000



Want to book a viewing or know more about this property?

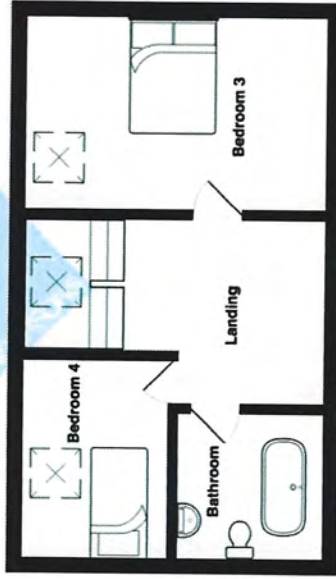
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GROUND FLOOR

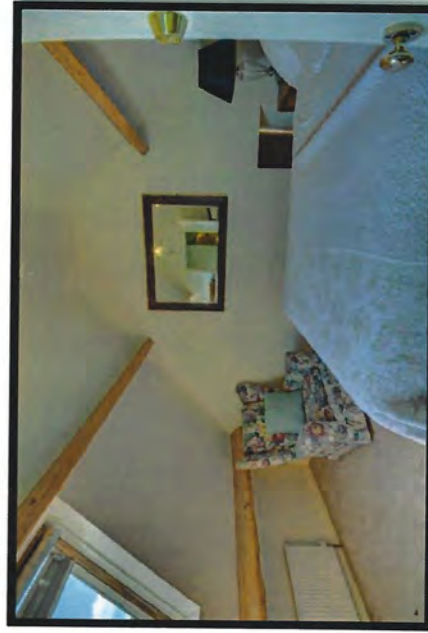
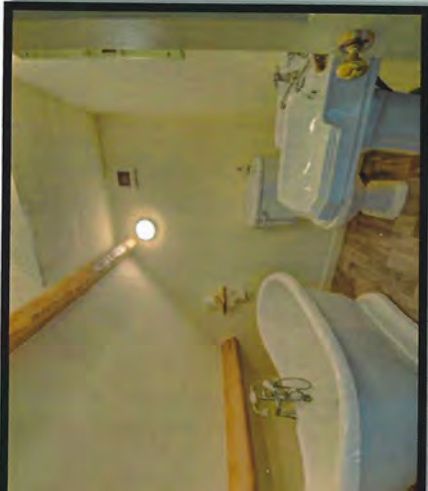
FIRST FLOOR



SECOND FLOOR

All measurements are approximate and for display purposes only

Total Area: 136.4 m² ... 1468 ft²



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