

From:
To: [Planning](#)
Cc:
Subject: Application for Bugal Cottage, Egton
Date: 28 July 2021 16:50:41
Attachments: [Heritage Impact Assessment.pdf](#)
[Design and Access Statement.pdf](#)
[Application Forms Completed. Reduced file size for email submission..pdf](#)
[ex elevations \(sheet 1 of 2\) sheet 3.pdf](#)
[ex of plan sheet 1.pdf](#)
[ex elevations \(sheet 2 of 2\) sheet 4.pdf](#)
[Existing and Proposed Site Block Plans.pdf](#)
[ex ff plan sheet 2.pdf](#)
[Location Plan.pdf](#)
[proposed elevations sheet 1 of 2 sheet 7.pdf](#)
[proposed elevations sheet 2 of 2 sheet 8.pdf](#)
[proposed first floor plan sheet 6.pdf](#)
[proposed ground floor plan sheet 5.pdf](#)

Dear Planners,

Please find attached a planning application for alterations to Bugal Cottage and erection of stables in the domestic curtilage.

The application has been discussed with your planning admin team who welcomed an email submission and agreed to clarify the fee once the proposals are reviewed. As soon as the fee is clarified it will be paid by the applicants.

The application forms note that a survey may be required if the NYMNP think it is needed. No tree survey has been carried out for the following reasons:

- Trees near the stable of limited age with no protection orders
- No removal of trees proposed to facilitate the new stables.
- The stables are in the position of a current store building that is to be removed meaning any impact on the trees is no greater than what already exists. Although the footprint of the stables is larger than the store to be removed, the increased floor area is away from the trees and not closer.

We trust the above and attached are in order however should you have any queries please do not hesitate to get in touch.

Kind Regards

Louis

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DESIGN AND ACCESS STATEMENT

PROJECT: Alterations to Cottage and Proposed Stables,
Bugle Cottage
Egton
YO21 1UT

APPLICANTS: Mr and Mrs McAndrew

NYMNPA

28/07/2021

DATE: 23rd July 2021

OUR REF: 8974

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr and Mrs McAndrew who are the owners of Bugle Cottage, Egton, Near Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 This application falls within the area of the North York Moor National Park Authority jurisdiction. The cottage and parts of the domestic curtilage are within the Designated Conservation Area of Egton. This Conservation Area has an Article 4 (2) Direction.

2.0 THE PROPOSED DEVELOPMENT AND DESCRIPTION OF THE COTTAGE

- 2.1 The planning proposal consists of the following main elements:-
- Alterations to the Cottage
 - New stable block (in the place of a store with side greenhouse)
- 2.2 The property comprises a mainly traditional four bedroom detached house set in good sized gardens with additional grass paddock plus a variety of outbuildings. The accommodation is on both ground and first floor levels. The house has seen considerable amendments and extensions over the years. It is anticipated that the original building on the site was much more modest likely 1-1.5 storey. This then saw enlargement and enhancement in 1927 by the local estate owner, the Foster Family. This involved raising the height of the building, introducing better quality chimney stacks and potentially a degree of extension and modification of the foot print. There have been wide ranging extensions to the rear being primarily single storey having shallow gradient felt covered roofs. The garage is also a later addition and single storey but built in the place of a past structure.

3.0 PURPOSE OF STATEMENT

- 3.1 This statement has been prepared to assist the North York Moors National Park in understanding the proposals put forward. The statement clearly sets out each element of the proposal in a constructive manner enabling those assessing the application to understand the reasons behind design decisions and how the proposals are supported by planning policy.

4.0 PLANNING HISTORY

4.1 Past applications showing on the NYMNP interactive planning system include:-

1. Application number: 40320038A
Proposal: conversion of stables/loose boxes to dwelling
Application type: Application for Full Permission
Address: Bugle Cottage, Egton
Decision date: 17/03/1992
Decision: Approved with Conditions

2. Application number: 40320038
Proposal: ALTERATIONS AND EXTENSIONS TO DWELLING
Application type: Application for Full Permission
Address: BUGLE COTTAGE, EGTON
Decision date: 10/11/1976
Decision: Approved with Conditions

3. Application number: 40320038B
Proposal: erection of a conservatory
Application type: Application for Full Permission
Address: Bugle Cottage, Egton
Decision date:
Decision: No info.

5.0 RELEVANT CASES WITHIN THE NATIONAL PARK

House Alterations:

- 5.1 Application number: NYM/2014/0015/FL
Proposal: construction of a two storey rear extension
Application type: Application for Full Permission
Address: Peat House Egton Grange Delves Lane Egton Bridge
Decision date: 27/03/2014
Decision: Approved with Conditions

- 5.2 Application number: NYM/2018/0164/FL
Proposal: installation of rooflights, double glazed timber windows and replacement chimney pots, re-roofing of house and outbuildings and insertion of glazed door and new window to kitchen, demolition of existing porch and erection of balcony
Application type: Application for Full Permission
Address: School House Farm, Egton
Decision date: 28/06/2018
Decision: Approved with Conditions

5.3 Application number: NYM/2017/0266/FL
Proposal: erection of first floor extension above the existing garage along with installation of dormer windows to the rear
Application type: Application for Full Permission
Address: Moonwind, Main Road, Egton
Decision date: 07/06/2017
Decision: Approved with Conditions

5.4 Application number: NYM/2019/0156/FL
Proposal: Construction of first floor/dormer extension and creation of balcony at the rear together with re-cladding of some elevations with timber
Application type: Application for Full Permission
Address: Overdale, Egton
Decision date: 15/05/2019
Decision: Approved with Conditions

5.5 Application number: NYM/2019/0757/FL
Proposal: demolition works, alterations and construction of single and two storey extensions together with detached garage
Application type: Application for Full Permission
Address: Selcrete Cottage, Guisborough Road, Whitby
Decision date: 18/12/2019
Decision: Approved with Conditions
Note: Glazed Gable

5.6 Application number: NYM/2018/0369/FL
Proposal: alterations and construction of single and two storey side and rear extensions
Application type: Application for Full Permission
Address: Gildersholme, Raw
Decision date: 30/07/2018
Decision: Approved with Conditions
Note: Glazed Gable

Stables:

5.7 Application number: NYM/2017/0692/FL
Proposal: erection of a stable block with tack room (revised scheme to NYM/2017/0452/FL) together with change of use of land for the keeping of horses
Application type: Application for Full Permission
Address: Peat House, Delves Lane, Egton Grange
Decision date: 11/12/2018
Decision: Approved with Conditions

5.8 Application number: NYM/2017/0321/FL

Proposal: erection of a field shelter

Application type: Application for Full Permission

Address: land adjacent Hobbin Ghyll, Hobbin Head Lane, Littlebeck

Decision date: 05/07/2017

Decision: Approved with Conditions

5.9 Application number: NYM/2016/0725/FL

Proposal: construction of replacement stable building

Application type: Application for Full Permission

Address: Low Moor House, Ugthorpe

Decision date: 20/12/2016

Decision: Approved with Conditions

5.10 Application number: NYM/2015/0595/FL

Proposal: use of land for the keeping of horses and erection of a timber stable block and field shelter (revised scheme to NYM/2014/0009/FL) (part retrospective)

Application type: Application for Full Permission

Address: land on Willow Wood Way, Stainsacre

Decision date: 23/10/2015

Decision: Approved with Conditions

&

Application number: NYM/2018/0596/FL

Proposal: creation of manege for hobby use together with erection of extension to existing building

Application type: Application for Full Permission

Address: Land at Willow Wood Way, Stainsacre

Decision date: 02/11/2018

Decision: Approved with Conditions

6.0 SITE CONSTRAINTS

6.1 No issues in respect of the site relating to the house alterations

6.2 The proposed stables are to be set on relatively level ground where a timber shed including side greenhouse has been in place for a considerable length of time. Trees to the north of the proposed location will be unaffected. Access to the stables will be directly off the rear gravel hardstanding/drive.

7.0 THE SITE AND LOCATION

- 7.1 The application site is within control of the North York Moors National Park and is partly in the Conservation Area.
- 7.2 The cottage is detached and sits parallel to the main street running through the village.
- 7.3 The cottage lies on the eastern side of the village street towards the southern end of the straggling settlement pattern. The roadway to the front of the property is the principal route through the village and connects through to the A171 Whitby/Guisborough moor road which lies approximately 1.5 miles to the north.
- 7.4 Egton village lies at the head of a steep hill that rises out of the valley of the River Esk. The village lies approximately seven miles inland and to the west of the coastal town of Whitby and is within the North York Moors National Park.
- 7.5 Proposed stable is within the domestic curtilage. The cottage, gardens and fields extend to around 4.5 acres.
- 7.6 Rear section of the property heavily screened from wider view given the mature planting, trees and boundary treatments.

8.0 DESIGN PROPOSAL

- 8.1 The applicants have recently purchased the property and are starting to address the various repair, maintenance and modernisation works needed. As part of this refurbishment the applicant want to improve the design of the house both internally and externally. Past extensions have lead to a disjointed internal layout and poor external aesthetic, mainly to the rear. The proposed alterations enhance the exterior and make the most of the inside space available.
- 8.2 Rear glazed gable proposed to increase internal light levels and create a high quality design feature. This will be recessed 600mm from the outside face of the rear gable stone walling to limit light pollution inline with recent pre-application advice received from the NYMNP on another glazed gable design of a similar scale.
- 8.3 Replacement conservatory. Existing is in very poor condition and of limited quality. Proposed conservatory is a marked improvement.
- 8.4 Add parapet walls to the perimeter edge of the 70's shallow gradient extensions. The current edge details to these roofs detracts considerably from the rear aspect. Adding a few more courses of local stone to the perimeter walls finished with stone copings will be eclipse the current arrangements.
- 8.5 Extend the dual pitched rear central roof to the back wall. This modification removes a section of poor looking flat roof and a current gable built from artificial stone.

8.6 Proposed stables with 'L shaped' configuration to house the applicants own horse and donkeys. Completely private use. Stables are subservient in scale to the house and traditional stone outbuildings. The location is in the place of a shed with side green house that is to be demolished due to its poor condition. Proposed position within the grounds is in close proximity to existing buildings and well screened in the wider landscape. Conventional materials put forward with shallow roof slopes resulting in a low ridge line.

9.0 **ACCESS**

9.1 Access to the proposed stables via the existing drive and rear parking/turning area. There is more than adequate space for parking and access for horse related vehicles.

9.2 New rear doors in the glazed gable to have a level threshold to comply with Part M of Building Regulations.

10.0 **LANDSCAPING**

10.1 No works proposed in this respect. Proposed stables are on a section of relatively level ground and will be set on a shallow 100-150mm reinforced concrete floor slab over compacted clean stone.

11.0 **FOUL AND SURFACE WATER DRAINAGE**

11.1 No major changes to foul drainage proposed.

11.2 Surface water drains to be connected to existing drains agreed with Building Control.

11.3 The Gov.uk flood risk map shows the property is not at risk from flooding.

12.0 **PLANNING POLICY**

12.1 The North York Moors National Park Local Plan supports development of this type. The proposals satisfy the following policies:-

Policy CO17 - Householder Development

Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:

- 1. The scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape;*
- 2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and*

3. The development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and (this is satisfied as no increased floor area to the house proposed)

b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling. (this is satisfied as the design improves on past limited quality alterations and additions. The rear central roofline remains subservient and extending this to the rear wall adds symmetry alongside the parapet walls)

Where permission is granted, future extensions may be controlled by the removal of permitted development rights. In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling; (private use only)

ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling; (proposed stables are proportionate to the need and clearly subservient)

iii. New outbuildings should be located in close proximity to existing buildings; (stables will be in place of an existing building that is to be demolished. This is in close proximity to the house and other outbuildings)

iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and

v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

Policy CO20 - Equestrian Development for Private Use

Horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters will only be permitted where:

1. There is no unacceptable impact on the local landscape character or the special qualities of the National Park; (stables of limited scale and height and will be very well screened in the wider landscape by existing features)

2. Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape; (stables are not prominent and will comfortably sit in the grounds having a backdrop of trees)

3. The scale of any new structures is appropriate to their setting and the design reflects the principles outlined in the Authority's Design Guide; (satisfied with the low profile elevations and roof line)

4. The development does not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact; (no adverse impact to neighbouring occupiers. No close by neighbours)

5. Lighting is discreet in order to minimise light pollution; and

6. There is adequate space for parking and access for horse related vehicles and the development will not prejudice road safety in the locality. *(access and parking space on existing gravel covered drive/turning space)*

All proposals located within the domestic curtilage of an existing dwelling should also meet the requirements of Policy CO17 Householder Development.

Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only

13.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

13.1 Over the past 10 years there has been a key change in terms of planning legislation and policies. The NPPF was originally published by the UK's department of Communities and Local Government in March 2012 consolidating over two dozen previously issued documents called Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) for use in England.

13.2 The NPPF has been revised with the latest revision published in January 2019. The aim of this document is to provide a framework to which policy is set.

13.3 Paragraph 7 of the NPPF states that 'At a very high level, the objective of a sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

13.4 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up to date development plan without delay or where there are no development plan policies or the policies which are most important to determine applications are out of date, granting permission unless-

- Item 1. The application or policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Item 2. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.

13.5 The proposals accord with Paragraph 11. No demonstrable adverse impact would come from the proposals.

14.0 Conclusion

14.1 The proposals put forward satisfy the policies within the Local Plan and are supported in principle by the NPPF.

- 14.2 The proposals are of an appropriate scale and will enhance the appearance of the cottage. The changes will improve the living conditions and improve on past limited quality design detailing.
- 14.3 Taking account of the above, the development is considered to accord with the policies of the Local Plan and it is requested that planning permission should be granted.

Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, MCABE
Bell-Snoxell Building Consultants Ltd

July 2021

NYMNPA

28/07/2021

Our Ref: 8974. HIA

HERITAGE IMPACT ASSESSMENT

CONSERVATION AREA PROPOSAL

Application For Planning Permission For
Alterations to the Cottage and Proposed Stables

LOCATION/HERITAGE ASSET

Bugal Cottage, Egton, North Yorkshire, YO21 1UT
(within the Egton Conservation Area)

APPLICANT

Mr and Mrs McAndrew

LOCAL PLANNING AUTHORITY

North York Moors National Park Authority

Contents

Item		Page
1.0	Preface and Introduction	3
2.0	Details of the Building	3
3.0	Development Management and Appraisal	7
4.0	Planning Policy Items	12
5.0	Other Relevant Policies	13
6.0	Conclusion	14

1.0 PREFACE AND INTRODUCTION

1.1 This report arises out of specific instructions given by Mr and Mrs McAndrew to apply for Planning permission at Bugal Cottage, Egton. Proposed works comprise:

- Alterations to the Cottage
- New stable block (in the place of a store with side greenhouse)

1.2 The property comprises a four bedroom detached cottage in the heart of the village with wide ranging gardens and a number of grass paddocks.

1.3 The current use is a single dwelling house and no changes are proposed in this respect.

1.4 Property is in general disrepair requiring repair, maintenance and improvement works.

1.5 The objectives of this assessment are:

- to identify the assets which could be affected by the proposed development;
- to consider the significance of the property;
- to assess the effects of the proposed works on the significance of the building;
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
- to consider the public benefits of the scheme to justify any harm;

2.0 DETAILS OF THE BUILDING

2.1 The property comprises a mainly traditional four bedroom detached house set in good sized gardens with additional grass paddock plus a variety of outbuildings. The accommodation is on both ground and first floor levels. First floor sections take up part of the roof space.



View of the cottage from the Highway (West elevations).



Rear view of the cottage (East elevations).

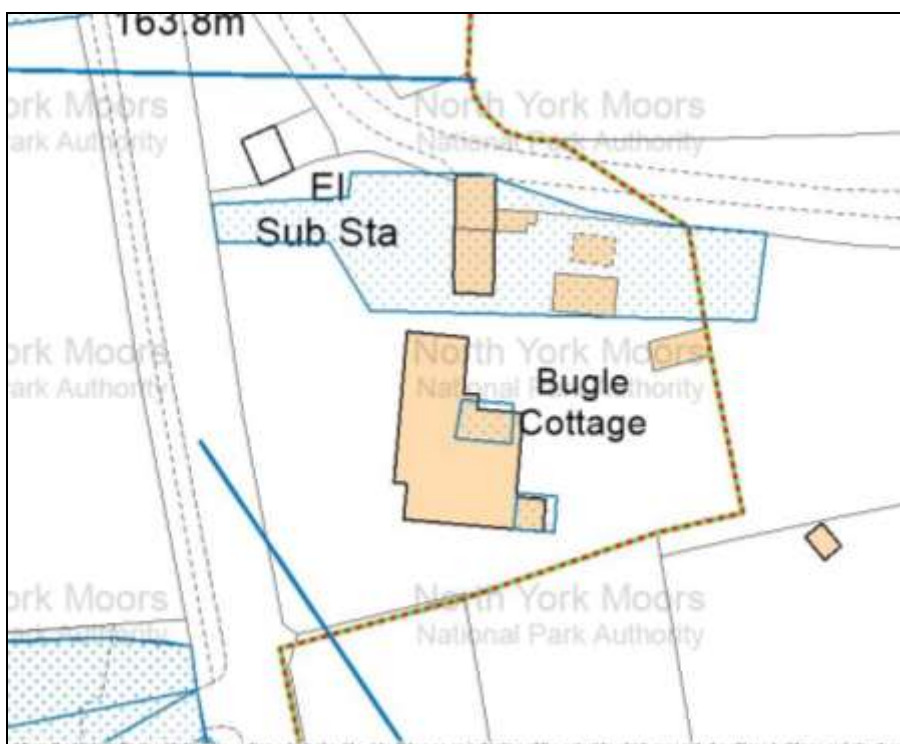


Rear view to the south east corner showing existing conservatory.



Rear view to the south east corner showing existing conservatory and the shallow/flat roofed extension.

- 2.2 The house has seen considerable amendments and extensions over the years. It is anticipated that the original building on the site was much more modest likely 1-1.5 storey. This then saw enlargement and enhancement in 1927 by the local estate owner, the Foster Family. This involved raising the height of the building, introducing better quality chimney stacks and potentially a degree of extension and modification of the foot print. There have been wide ranging extensions to the rear being primarily single storey having shallow gradient felt covered roofs. The garage is also a later addition and single storey but built in the place of a past structure.
- 2.3 The property is not listed but the cottage and parts of the domestic curtilage are within the Designated Conservation Area of Egton. This Conservation Area has an Article 4 (2) Direction. An Article 4 (2) Direction applies to elevations fronting a highway, water way or important open space. In this application no works are proposed to changes are proposed to the principle elevation (West) facing the highway.
- 2.4 The image below shows the property and the Conservation Area boundary.



Source: <https://www.northyorkmoors.org.uk/planning/planning-applications/application-search-map>

- 2.5 The existing store with side greenhouse is located in the rear garden and is out of view from the Highway. It is this store that is to be removed to make way for the proposed stables. The store is a very basic timber shed that is in complete disrepair and unsafe to use. It is not of an architectural or historic merit.

3.0 DEVELOPMENT MANAGEMENT AND APPRAISAL

- 3.1 The cottage proposals include internal reconfiguration of the rear parts with external alterations as per the proposed plans. This includes a replacement conservatory.
- 3.2 The cottage is of a relatively simple design to the older parts with single storey flat (shallow gradient) roofed extensions from the 1970's or 1980's to the north, east and south.
- 3.3 The proposed drawings clearly demonstrate the proposals however these can be summarised as follows-
- Combine the utility, rear hall, toilet and the central living room to create an open plan kitchen/dining room. This will have doors out through the rear elevation into the garden.
 - Change the existing kitchen into a utility space including toilet.
 - Extend the rear (east to west) roofline out to the rear wall. New gable to be formed with recessed (600mm) glazing including ground level double door. New roof covering in traditional clay pantiles including Conservation grade rooflights by Velux (GGL MK08 2570H 78 x 140cm).
 - Raise the perimeter walls of the single storey cottage extensions from the 70's or 80's. This will create parapet walls with locally quarried stone copings (this excludes the garage).
 - Change the south living room door into a window.
 - Change the door position to the rear of the garage.
 - Replacement conservatory in the place of the existing. Replacement of a higher quality with better quality detailing including central glazed lantern, traditional stone walling with glazed sections and corniced eaves detailing.
 - New stables of single storey construction in an 'L-shaped' configuration. These will be positioned in the place of the dilapidated store to be removed. Direct access to the stables from the existing rear drive/turning area. Stables to have corrugated cement roof sheets with a number of translucent sheets to the rear slope (north). Elevations finished in horizontally fixed timber shiplap boarding including sliding vent openings and timber stable doors. Projecting roofline over the stable openings.
- 3.4 The proposed works will be a real enhancement to the cottage although not widely visible in the context of the Conservation Area.
- 3.5 No detailed pre-application discussions have been held with the North York Moors National Park given the straight forward nature of the proposals set out.
- 3.6 Drawings submitted are as follows: -
- Location Plan. 8974-01
 - Existing and Proposed Site Block Plans. 8974 -02
 - Existing ground floor plan. Sheet 1.

- Existing first floor plan. Sheet 2.
- Existing elevations sheet 1 of 2. Sheet 3.
- Existing elevations sheet 2 of 2. Sheet 4.
- Proposed ground floor plan. Sheet 5.
- Proposed first floor plan. Sheet 6.
- Proposed elevations sheet 1 of 2. Sheet 7.
- Proposed elevations sheet 2 of 2. Sheet 8.

3.7 Design and Access Statement also submitted. Reference 8974 dated 23rd July 2021.

3.8 The following paragraphs set out answers to the key objectives of this assessment: -

- to identify the assets which could be affected by the proposed development;

The property sits back from the east side of the Highway with substantial gardens. No immediate/close neighbouring houses. To the north is an electrical substation and the stone built traditional outbuildings where no works are currently proposed. The proposals do not detract from the traditional outbuildings in any way.

To the south the neighbouring property, The Mass House, sits around 95-100m away from the south elevation of Bugle Cottage, separated by gardens and a grass field. The Mass House is not listed but is of traditional construction. No impact on this neighbouring building.

No assets identified to the rear east field/paddocks.

Nearby listed buildings include:

- On the opposite side of the highway to the north west are Church View, Hill View and Woodbine Cottage. These are Grade II listed buildings with the following description:

3 houses. C18 and C19 with C20 alteration. Sandstone, coursed and squared, herringbone-tooled and hammered; pantile roofs. Hill View - 2-storey, 3-window front between Church View - lower 2-storey, 2-window front, on left, and Woodbine Cottage - lower 2-storey, 2-window front, on right. Hill View: C20 panelled door in renewed quoined architrave beneath enriched flat hood-mould. First floor centre window of 2 mullioned lights, probably original. Remaining windows of 3 lights with renewed mullions. All windows have 6-pane casements. Corbelled eaves. Coped gables and shaped kneelers. End stacks. Church View: C20 panelled door at left of board rear-access door, both beneath tooled lintels. All windows 12-pane sashes with painted stone sills in architraves. Coped gable and block kneeler at left. Left end stack. Woodbine Cottage: C20 part-glazed door with narrow 4-pane sash to left, and square 4-pane sash to right. Similar squat windows on first floor. Bordered hammered lintels to all openings, and painted stone sills to all windows. Coped right gable, and right end stack. List number: 1296172. Date listed: 07/07/1989. Grade: II

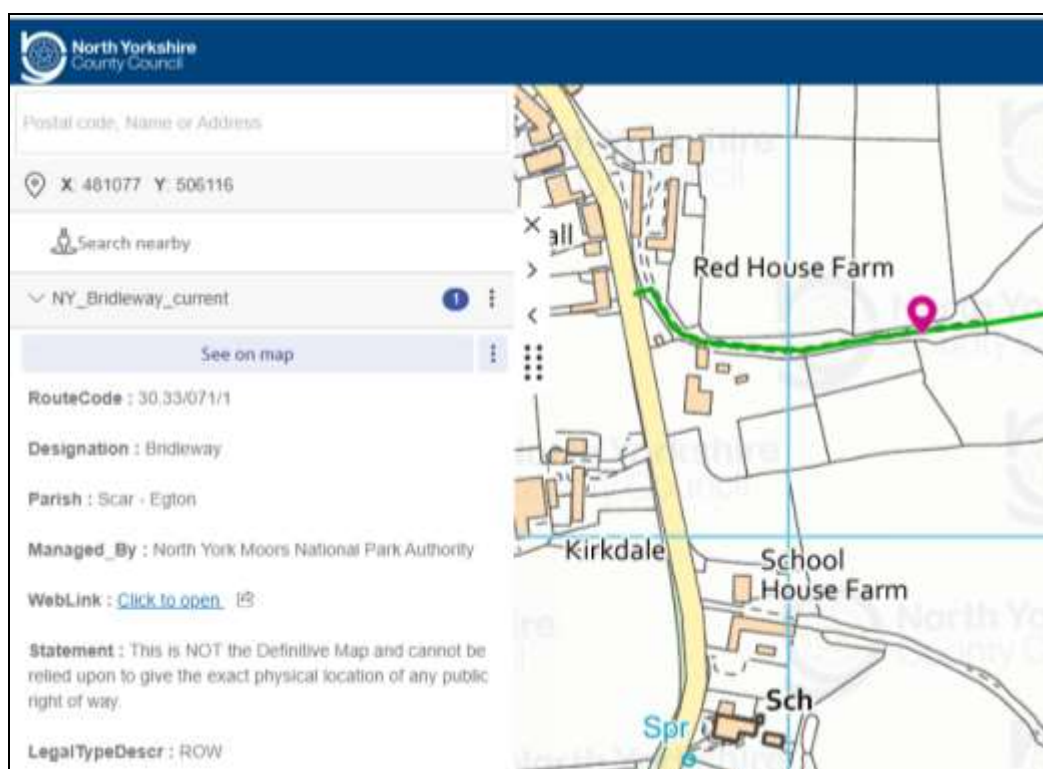
These listed buildings are sited around 60m away on the opposite side of the road to the north west and on higher ground. None of the proposed works will have any impact on these listed buildings or their surroundings.

- To the north is Red House Farm which includes a range of listed farm buildings. These had consent in 2002 for conversion to 5 office units. These are Grade II listed buildings with the following description:

Threshing barn and cartshed with loft over, and attached range of byres, cowsheds and stables. Late C18. Squared sandstone with hammered lintels and pantile roofs. L-shaped on plan. 2- storey, 3-bay barn and cartshed with 1-storey, 6-bay range at right-angles. 3 doors to barn: board stable door at left and 2 board doors to right with partly-slatted window further right. All doors to 1-storey range are stable doors. Rear of barn: segmental cart entrance of vousoirs has double board doors. Board door to right. Right return has 2 ventilation slits with board lifting door above. All openings are rebated. Coped gables and block kneelers. Interior of barn: wooden threshing floor survives. Also horse threshing machine in working order. List number: 1316159. Date listed: 07/07/1989. Grade: II

The farm buildings are approximately 75m to the north of the cottage, separated by the cottage gardens (inc. traditional outbuildings with an electrical sub-station at the boundary), a field, track and small patches of trees. The proposals have no impact on these listed assets. Screening of Bugle cottage from the farm buildings provided by the traditional outbuildings and trees. The proposed stables can't be seen at all from the north.

When this part of the village is viewed from the east, the rear of Bugle Cottage is heavily screened by existing trees and mature boundary treatments. The nearest public right of way is to the north and north east, this being a bridleway as per the image below: -



The side of the bridleway facing the rear domestic garden and back elevation of the cottage where works are proposed is again heavily screened from view limiting any impact.

It is concluded that the proposals have no adverse impact on nearby identified assets.

- to consider the significance of the property;

From review of the building and historical maps it is anticipated that the original building on the site was much more modest likely 1-1.5 storey. This then saw enlargement and enhancement in 1927 by the local estate owner, the Foster Family. This involved raising the height of the building, introducing better quality chimney stacks and potentially a degree of extension and modification of the foot print. There have been wide ranging extensions to the rear being primarily single storey having shallow gradient felt covered roofs. The garage is also a later addition and single storey but built in the place of a past structure.

The property is not listed but its appearance is integral to the street scene. From the Highway the principle elevation, in traditional materials to most parts, will be unaffected by the proposals. Changes and alterations to the rear will be an improvement.

The significance of the property is in its appearance from the Highway and its position set back and centrally on the site. The proposals have no impact on these elements.

- to assess the effects of the proposed works on the significance of the building;

The proposed external alterations will be in traditional materials with a real focus on high quality detailing to overcome past poor quality changes and extensions.

The significance of the building is not degraded by the proposals. In terms of the setting in the Conservation Area, there is no impact. Although the size of the central rear section is to be increased within the existing footprint, this will remove an existing artificial stone gable and section of flat roof giving a more uniform back elevation. The roofline will remain completely subservient to the main front roof. Adding the parapet detailing to the flat roofs will cloak the non traditional shallow gradient eaves details that dominate the current form.

- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;

The proposed elevations show the enhanced external appearance with no changes to the principle elevation that is protected by the Article 4 Direction.

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: “Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets”. With Bugle Cottage,

any impact is minimised and enhancement maximised within the constraints of the building footprint and mass. The proposed works understand the form, and history of the traditional cottage. In the wider context of the Conservation Area the changes are an improvement with no demonstratable harm.

Proposed stables replace a defective timber shed with non-traditional side greenhouse. Low profile stables proposed accessed directly off the existing drive/turning area limiting the need for further hardstandings/road. Trees to the north and east heavily screen the stables and cottage from wider views. No trees to be removed or impacted by the works. The applicants are adamant that the existing trees are to be maintained and well cared for given their landscape value and way they screen the site. None of the trees are protected and are all relatively young. The historic photograph below believed to be from the early 80's shows that the trees are of limited age (no trees to the north in the image).



- to consider the public benefits of the scheme to justify any harm;

Overall enhancement and changes improve the appearance of the cottage to the public. The proposed works will take place alongside a refurbishment that will bring the building back to a good standard of repair safeguarding its future. This protects the appearance of the Conservation Area in the village.

4.0 PLANNING POLICY ITEMS

4.1 One of the key planning policies from the Local Plan 2020 is:

Strategic Policy I (The Historic Environment)

This policy 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).
- 4.2 Bugle Cottage is a non-designated heritage asset therefore The Local Plan notes that a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the asset and other material considerations. The changes proposed will lead to no harm of the building nor its setting in the Conservation Area.
- 4.3 It is noted that the village of Egton does not benefit from a Conservation Area Appraisal, neighbourhood plan or Management Plan.
- 4.4 The Conservation Area follows the linear pattern of the village/settlement, concentrated around the village centre but extending to the south to encompass the St. Hilda's Church and associated vicarage. 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. The character of the Egton Conservation Area is not set out in any policy documents. Generally in the upper Esk valley area, the majority of Conservation Areas are small, rural settlements whose character comes from the way in which houses, cottages, walls, churches, farms and public buildings of the settlement relate to each other and the landscape features. Bugle Cottage is set between two fields with no immediate neighbours unlike the centre of the village where most properties are clustered together or of a terrace

format fronting onto the road. It is this setting, almost on its own but still in the village that contribute towards the character of the cottage. The open field areas are as important as the built-up areas, having been recognised as such in the Local Plan. This is the historic form of the village that is completely unaffected by the proposals.

- 4.5 In the Local Plan settlement hierarchy Egton is classed as a larger village as it is more self contained with a range of facilities. As such there are no defined development limits and an allowance for small scale development in the main built-up areas to meet housing, employment and community needs. There is no known development planned in the adjacent fields as of the date of submitting this application.

5.0 OTHER RELEVANT POLICIES

NPPF – National Planning Policy Framework

- 5.1 Under Section 16 – Conserving and enhancing the historic environment, there is a sub section for proposals affecting a heritage asset. This is through paragraphs 1.89-202. Paragraph 192 in particular is of relevance in this instance. This is as follows:-

In determining applications, local planning authorities should take account of:

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

Although the property is not listed, the proposals have been carefully considered to sustain the significance of the exterior and will put the house back into good condition ensuring the most viable use consistent with its conservation.

- 5.2 Under paragraph 193 consideration needs to be given to the significance of the designated heritage asset. The property is not listed but a key part of the Conservation Area. The proposals are not of substantial harm nor do they degrade or damage the asset in such a way that the application should be looked upon unfavourably.
- 5.3 Under paragraph 196 this stipulates the following:-
Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal included, where appropriate securing its optimum viable use. The proposals put forward satisfy this criteria.

6.0 CONCLUSION

- 6.1 It is concluded that the proposals put forward will not have an unacceptable nor significant impact on the property or the Conservation Area. The proposals will in fact secure the sustainable residential use that in turn supports the future of the cottage.
- 6.2 The drawings attached herewith clearly demonstrate that the proposals are sympathetically designed. The proposals do not harm or undermine the significance of the cottage or its contribution to the character of the Conservation Area. The appearance of the cottage is preserved from the highway with the rear modifications being a real improvement over what already exists.

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