

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0292/LB - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 25 August 2021 14:47:39

The Wheatsheaf Inn is a Grade II listed building situated in prominent position within Egton Conservation Area. It is a charming row of two former dwellings and attached agricultural building. These have over time and at the point of listing be amalgamated to form a public house with boarding rooms.

As the building was previously multiple units to return it to multiple units would not be harmful to the fabric and the aesthetic and evidential values of the listed building. The impact on the historical and communal values to the significance of the listed building and conservation area would be harmful. These are considered to be less than substantial harm. This is due to the loss to the community of a much loved public house which it has served for hundreds of years, the loss of character internally as a public house and the establish narrative as associative values of the site.

The agent has suggested a scheme of Historic Building Recording to preserve by record some of that character and this suggestion is welcome and supported. However, I do not believe that there is sufficient clear and convincing justification for the proposals at this time and that the proposals are outweighed by any public benefits. Both of which are required as by the NPPF in paragraphs 200 and 202. Public benefit can be securing the building in its optimal viable use. Planning practice guidance states the following in relation to optimal viable use "If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one.

There is insufficient information presented to suggest that the property is not viable as a public house. Furthermore a number of unauthorised works have taken place at the building and these should be addressed prior to or alongside any future grants of permission. Details of these unauthorised works are available on request.

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

Preferred Method of Contact is: Post

Comment Type is Objection
Letter ID: 570467

From:
To: [Planning](#)
Subject: Bird, Bat and Swift informatives 12.07.2021- 18.07.2021
Date: 22 July 2021 15:35:47

Hi Planning,

If the following application is approved please can a **bat informative** be included within the decision notice

NYM/2021/

0493/LB - Madora, Belmont Place, Robin Hoods Bay
0527/FL - Old Stores, Coxwold Village, Coxwold
0497/FL - 113 Hackness Road, Scalby
0292/LB- Wheatsheaf Inn, High Street, Egton
0506/FL - 1 Nettledale Close, Runswick Bay
0484/FL - The White Swan, High Street, Newton On
Rawcliffe

If the following application is approved please can a **bird informative** be included within the decision notice

NYM/2021/

0498/FL- Ellermire View, Chop Gate
0497/FL - 113 Hackness Road, Scalby
0292/LB- Wheatsheaf Inn, High Street, Egton
0506/FL - 1 Nettledale Close, Runswick Bay
0484/FL - The White Swan, High Street, Newton On
Rawcliffe

If the following application is approved please can a **Swift informative** be included within the decision notice

NYM/2021/

0292/LB- Wheatsheaf Inn, High Street, Egton
0484/FL - The White Swan, High Street, Newton On
Rawcliffe

Thanks,
Victoria

[Victoria Franklin](#)
[Conservation Graduate Trainee](#)

[North York Moors National Park Authority](#)
[The Old Vicarage](#)
[Bondgate](#)

From:
To:
Subject: RE: NYM/2021/0292/LB
Date: 21 July 2021 10:49:18

Good morning

The council have no objections to this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
Sent: 13 July 2021 16:16
To:
Subject: NYM/2021/0292/LB
Importance: High

Reference: NYM/2021/0292/LB.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP
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www.northyorkmoors.org.uk