

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0292/LB

Development description: Listed Building consent for internal and external alterations to public house to enable use as 2 no. principal residence dwellings

Site address: Wheatsheaf Inn, High Street, Egton

Parish: Egton

Case officer: Mrs Hilary Saunders

Applicant: Mr N and Mrs E Pullin
Wheatsheaf Inn, High Street, Egton, Whitby, YO21 1TZ

Agent: Cheryl Ward Planning
24 Westfield Mews, Kirkbymoorside, York, YO62 6BA,

Director of Planning's Recommendation

Refusal for the following reason(s)

Reason(s) for refusal

| Refusal reason code | Refusal reason text |
|---------------------|--|
| 1 | The features associated with a public house such as the signage or the bar, whilst not of intrinsic heritage value in their own right, contribute to the significance of the building, particularly the historical and communal values of the buildings. As such their loss would be harmful to the significance of the listed building, this would be considered as less than substantial. There are no public benefits to the proposal and there is no evidence to suggest that this would be the optimal viable use of the building. Furthermore there is no clear and convincing justification of the necessity of the alteration works for the building integrity or to meet its optimal viable use. The proposal is therefore considered to be contrary to the NPPF sections on designated heritage assets and Strategic Policy I of the North York Moors Local Plan. |

Consultation responses

Parish

No objections

Publicity expiry

Advertisement expiry date 12 August 2021

Front elevation of the Wheatsheaf Inn



Background

The Wheatsheaf Inn is on the east side of the main road in Egton. The buildings are Grade II Listed Buildings. The buildings are finished in stone with pantiled and slate roofs. The existing business includes the Public House and adjacent holiday cottage.

This application seeks Listed Building Consent for internal and external alterations to the public house to create 2 principal residence dwellings. A planning application for change of use has also been submitted.

A detailed report has been prepared by the applicant's agent assessing the impact on the Heritage Asset and summarised as follows:-

“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.

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.

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”

Main Issue

Local Plan

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that 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.

Policy ENV11 – Historic Settlements and Built Heritage - This policy seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance. In order to accept any loss or harm proposals will be required to present clear and compelling justification for the development, including the public benefits which will arise from the proposal. This includes assets which are recognised through formal designation such as Listed Buildings and Conservation Areas which benefit from statutory protection, but also non-designated assets of local or regional significance that contribute to the special qualities of the National Park.

Material Considerations

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 been 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. However, 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 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, there is not considered to be 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.”

Conclusion

There is insufficient information presented to suggest that the property is not viable as a public house and consequently refusal is recommended.

Explanation of how the Authority has worked positively with the applicant/agent

Refusal (No Amendments Requested/Departure from Development Plan)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.