



NYMNPA

18/10/2021

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Telephone: 01439 772700  
Email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
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Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="YO21 3RJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Long"/>
Company name	<input type="text" value="John Long Planning Ltd"/>
Address line 1	<input type="text" value="45 The Street"/>
Address line 2	<input type="text" value="Surlingham"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Norwich"/>
Country	<input type="text" value="Norfolk"/>
Postcode	<input type="text" value="NR14 7AJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

Has the development or work already been started without consent?

Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

Don't know  Yes  No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes  No

## 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes  No

b) works to the exterior of the building?

Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes  No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

- Site Location Plan (1:1250 @ A4) Ref: MAN\_RHFB.01\_8000;
- Block Plan (existing) (1:500 @A1) Ref: MAN\_RHFB.01\_1000;
- Block Plan/Red Line Plan (Proposed layout) (1:500 &A1) Ref: MAN\_RHFB.01\_4000;
- Barn 1 (West Barns) Elevation Drawings and Plan (existing ) Ref: MAN\_RHFB.01\_1001; 1200; 1201;
- Barn 1 (West Barns) Elevation Drawings and Plan (proposed) Ref: MAN\_RHFB.01\_2001; 2200; 2201;
- Barn 2 (East/South Barns) Elevation Drawings and Plan (existing) Ref: MAN\_RHFB.01\_1002; 1210; 1211;
- Barn 2 (East/South Barns) Elevation Drawings and Plan (proposed) Ref: MAN\_RHFB.01\_2002; 2203;
- Barn Sections (existing and proposed) Ref: MAN\_RHFB.01\_1100; 1101; 1102; 1103; 1104; 1105; 1106;1107;
- Barn 3 and 4 (North Barns) Elevation Drawings and Plans (existing ) Ref: MAN\_RHFB.01\_1003; 1220; 2004;
- Barn 3 and 4 (North Barns) Elevation Drawings and Plan (proposed ) Ref: MAN\_RHFB.01\_1230; 2204;
- Barns Condition Survey Ref: MAN\_RHFB.01\_5001; 5002; 5003; 5011; 5012; 5200; 5201; 5210; 5211; 5220; 5230.

## 9. Materials

Does the proposed development require any materials to be used?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

External Walls

Description of existing materials and finishes:

Stone

Description of proposed materials and finishes:

East, West and North Barns - Stone to be retained/repared to match existing including repointing in non-hydraulic hot lime mortar

Roof covering

## 9. Materials

Description of existing materials and finishes:	East, West and North Barn (west) - Pantiles North Barn (east) - corrugated asbestos
Description of proposed materials and finishes:	East, West and North Barn (west) - Pantiles to be retained/repared to match existing. North Barn (east) new pantiles to replace corrugated asbestos

External Doors	
Description of existing materials and finishes:	Timber
Description of proposed materials and finishes:	East and West Barn - Timber to be retained/repared/replaced to match existing. New door opening in West Barn (west elevation). New door opening in west barn (south west wall) . Existing external doors to be pinned back against external walls with new internal double-glazed doors within a timber frame.

Windows	
Description of existing materials and finishes:	East and West Barn - Timber frame
Description of proposed materials and finishes:	East and West Barn - Timber frame to be retained/repared or replaced; double glazing.

Other type of material (e.g. guttering) Roof Lights	
Description of existing materials and finishes:	Existing rooflight East barn
Description of proposed materials and finishes:	Existing rooflight retained and repaired

Internal Walls	
Description of existing materials and finishes:	Stone
Description of proposed materials and finishes:	East and West Barn - stone walls to be retained, new partitions to be Vertical tongue and groove 'V' jointed timber boards over an insulated timber stud with no skirting board

Rainwater goods	
Description of existing materials and finishes:	Cast Iron
Description of proposed materials and finishes:	Cast iron guttering to be retained/repared/replaced to match existing

Internal Doors	
Description of existing materials and finishes:	N/A
Description of proposed materials and finishes:	East Barn - Five new internal door openings to masonry walls to enable bedrooms to be located on the courtyard (non-street side) of the building to avoid the need for new windows on the street elevation. One new internal door opening and stair to allow internal access from the 'boot room' to the main living space to provide a draught lobby. A further opening within the existing low masonry wall to connect Bedroom 2 and the ensuite. West Barn - Three new internal door openings

## 9. Materials

Ceilings	
Description of existing materials and finishes:	Laths with limewash and modern felt lining
Description of proposed materials and finishes:	Lath with limewash to match. Felt lining to be replaced with new timber sarkign boards over existing timber structure.

Floors	
Description of existing materials and finishes:	Stone and concrete and timber floors
Description of proposed materials and finishes:	Stones to be recorded, numbered and carefully lifted. New floor build up to be recycled foam glass insulation, underfloor heating system within limecrete slab, existing stones laid back down. Generally, groops and drainage channels would be made level but retaining the pattern of the stones within the floor. Concrete removed. New floor build up to be recycled foam glass insulation, underfloor heating system within limecrete slab, new reclaimed stone flags laid as floor finish to match existing stone floors. Existing timbers to be recorded, numbered, carefully lifted and reinstated back in original location following installation of new insulated underfloor heated limecrete floor. Any rotten timbers to be replaced in matching reclaimed timber.

Are you submitting additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Materials details providing in combined Heritage, Design and Access Statement and on drawings:  
 •Site Location Plan (1:1250 @ A4) Ref: MAN\_RHFB.01\_8000;  
 •Block Plan (existing) (1:500 @A1) Ref: MAN\_RHFB.01\_1000;  
 •Block Plan/Red Line Plan (Proposed layout) (1:500 &A1) Ref: MAN\_RHFB.01\_4000;  
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 •Barn 3 and 4 (North Barns) Elevation Drawings and Plan (proposed ) Ref: MAN\_RHFB.01\_1230; 2204;  
 •Barns Condition Survey Ref: MAN\_RHFB.01\_5001; 5002; 5003; 5011; 5012; 5200; 5201; 5210; 5211; 5220; 5230.

## 10. Site Area

What is the measurement of the site area?  
(numeric characters only).

0.35

Unit

Hectares

## 11. Existing Use

Please describe the current use of the site

Farmyard and agricultural buildings

Is the site currently vacant?  Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated  Yes  No

Land where contamination is suspected for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

## 12. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway?  Yes  No
- Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No
- Are there any new public roads to be provided within the site?  Yes  No
- Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	10	8

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Bins to be stored in North Barn (west) and brought to gate adjacent road on bin collection days.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Add 'Market' residential units

## 19. Residential/Dwelling Units

### Market: Proposed Housing

	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	2	1	0	0	3
Total	0	2	1	0	0	3

Please select the existing housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Total proposed residential units

3

Total existing residential units

0

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes  No

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No



## 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Maria
Surname	Calderon
Reference	NYM/2021/17997/ENQ

Date (Must be pre-application submission)

03/09/2021

Details of the pre-application advice received

As a designated heritage asset, Red Barns are recognised by law as being of heritage significance sufficient to warrant its protection. The site is particularly sensitive due to the nature and extent of the remaining historic features, which are undoubtedly the reason for designation. The nature of the stalls, troughs, floors, timbers etc provide a challenge for conversion as their removal would harm the special interest of the building and would not be supported. In Historic England Advice Note 2: Making Changes to Heritage Assets it states that "retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion." This advice is reiterated in the recently published Historic England Advice Note 16: Listed Building Consent. Domestic conversions are a particular challenge with these types of buildings regardless of designation due to the pressure for change to accommodate items associated with modern standards of living, change which has potential to harm the character of the building. It is more common in the North York Moors National Park for traditional agricultural buildings to be repurposed as holiday accommodation or ancillary space rather than domestic units in their own right. The heritage statement that accompanies the proposals is well researched and considers the proposals in a thorough manner. Furthermore, it is considered that the detail of the proposals for conversion take into account the sensitivity of the site and appropriate guidance including our local design guidance. Of particular note is the retention of the vast majority of the stalls, smithy, restoration and retention of ironmongery, very limited new openings and the provision for storage and parking that will leave the farmyard open and agricultural in character without the clutter of sheds, garage, cars and other domestic paraphernalia. As such we are likely able to support the proposals for conversion. However, this support is conditional upon this specific design and the amount of fabric proposed to be retained, exhibited and incorporated into the domestic units. Any dilution of this scheme, or subsequent proposals for removal of more historic fabric and features or further openings is likely to be strongly resisted. As discussed on site we would also be keen to ensure that any thermal and service upgrades were compatible with the functionality of traditional masonry. It is anticipated that this along with other details such as relaying the floor, fixtures and fitting etc will be secured through condition if not detailed in the application

## 28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

## 29. Ownership Certificates and Agricultural Land Declaration

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)