

NYMNPA
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PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

**Change of use from garages to commercial kitchen and billiard room;
internal alterations to listed building to facilitate kitchen, billiard use;
installation of extraction vent in window.**

**Outbuilding north Egton Manor
Egton Bridge
Nr Whitby
North Yorkshire
YO21 1UY**

Submitted on behalf of Mr and Mrs Oliver and Laura Foster



EGTON ESTATE
JUSTUM PERFICITO. NIHIL TEMETO

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1. Introduction

- 1.1 This statement has been prepared on behalf of Mr and Mrs Oliver and Laura Foster, in support of a full application for planning permission for change of use of outbuildings from garage to commercial kitchen and billiard room, together with listed building consent for internal alterations to facilitate the kitchen and billiard use and the installation of an external extraction vent in the window of the proposed kitchen.
- 1.2 The proposals are intended to be used in conjunction with the existing events venue permitted under planning reference NYM/2019/0299/FL and NYM/2019/0300/LB.
- 1.3 The statement describes the site and surrounding area, assesses the impact of the proposal on designated heritage assets and considers the planning history of the site, the relevant national and local planning policies together with any other material considerations relevant to the determination of the application.
- 1.4 This statement acts as the Heritage, Design and Access Statement as identified under the North York Moors National Park Authority's Local List Criteria. In producing this statement regards has been given to the NYMNP guidance notes on Design and Access Statements and Heritage Statements.

2. Location of Site and Description of surroundings

- 2.1 The site as shown on the location plan lies in Egton Bridge south of the village of Egton in North Yorkshire. Egton Manor is located to the east of Egton Bridge south of the North York Moors Railway line, adjacent to the C82 which runs north south through Egton from the A171 Whitby to Guisborough Road.
- 2.2 The section of the C82 through the village is subject to a 40mph speed limit. The road is rural in character and relatively lightly trafficked.
- 2.3 Egton Manor forms the principle dwelling of the wider Egton Estate which consist of 4,900 acres of heather moorland, 500 acres of pasture and approximately 400 acres of commercial and amenity woodland with the balance made up of freehold sporting rights. The Estate is dissected by the River Esk which is famed for its prolific salmon and sea trout. The Estate has been owned by the Foster family since 1869.
- 2.4 The application site consists of the eastern part of a set of outbuildings 5 metres north of the Manor House. There are another set of outbuildings 50 metres north of the Manor House, all of which are Grade II Listed.
- 2.5 Further north of the site, north of the Toll Road, is a walled garden and attached shed which are also Grade II Listed and west of this site is the sawmill and woodyard, operated by the Estate. The sawmill and woodyard are still in active operation. Adjacent to the former sawmill is a dwelling known as The Potting Shed, which is not within the applicants' ownership and is owned by a family member. It is currently let to third party tenants. North of the sawmill is the railway line and land to the east is in agricultural use.
- 2.6 The woodyard and the Manor House have separate accesses from the C82 and there is a trackway known as a former Toll Road (Barnard's Road) which is part of a long-distance Coast to Coast footpath promoted by the National Park. The Toll Road is owned

by the Egton Estate and access along it is permissive by the Estate. It provides access to the rear of the Manor House, its outbuildings, and the Estate Office.

- 2.7 The River Esk lies to the south of the grounds of the Manor House and this area is heavily wooded.
- 2.8 On the opposite side of the C82 is St Hedda's Roman Catholic Church . The closest residential dwellings to the site (aside from The Potting Shed) are The Old Mill Bed and Breakfast which is some 250m from the Manor House and 1 St Hedda's Terrace on Broom House Lane which is 100m from the Manor House – both are separated from the Manor and its grounds by the C82. The closest dwelling to the south of the Manor Grounds is approximately 650m south-west of the Manor House and is separated from it by a significant tree screen.

3. Planning History

- 3.1. Planning permission was granted for the use of Manor House, grounds and outbuildings as an events venue, siting of marquee and associated ancillary tents/temporary buildings in August 2019 under Planning Ref: NYM/2019/0299/FL and NYM/2019/0300/LB. These permissions have been implemented and the events venue is operational. However due to the Covid-19 pandemic, the venue is yet to operate at full capacity.

- 3.2 Condition 6 of NYM/2019/0299/FL reads as follows:

6. The garages shown on the existing plans shall be retained as garaging and storage associated with the proposed and existing uses.

- 3.3 The reason for the condition as detailed on the Decision Notice is precisely as follows:

6. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with NYM1

- 3.4 The effect of the current application is to propose the removal of this condition and seeks the change of use of the garages for use as a commercial kitchen and billiard room to be used in conjunction with the permitted events venue, together with alterations to the outbuilding to facilitate this use.

4. Description of Site and Current Use

- 4.1 The application site consists of the eastern part of a set of outbuildings located 5m north of Egton Manor House. The outbuildings and the Manor House are Grade II Listed. The Manor house was originally constructed in the late 19th Century and has been the subject of considerable extension, remodelling and demolition.
- 4.2 The outbuildings face southwards towards the Manor and consist of 4 garage bays each with its own set of wooden arched doors, which open externally. However internally the bays are not formally separated and form a single open space.

- 4.3 The part of the building which is to form the commercial kitchen and billiardroom has most recently been used as domestic garages and storage. The current owner of Egton Manor (the applicant) has indicated that between 1979 and 1990, this part of the building was used as the laundry for Egton Manor and therefore it has relevant services such as electricity, water, mains sewerage and drainage available.
- 4.4 The remainder of the outbuildings have been converted to provide the events venue and consist of lounge, toilets, dining, and reception areas. The Estate Office is located above the proposed kitchen at first floor level. The buildings are broadly T shaped. The original purpose of the building was stabling. The western end includes the dovecote and prior to being converted to a wedding venue was used as the game larder and for hosting shooting events, with a separate Beaters Room. The application site is currently used for household and general storage.

5. Description of proposed development

- 5.1 The application is made in full and is for the change of use of the eastern part of the T shaped outbuildings to form a commercial kitchen and billiard room to support the existing permitted events venue. In order to facilitate the creation of the kitchen, which meets all relevant hygiene and safety regulations there are internal alterations to the building proposed which require Listed Building Consent. It is the applicants' intention that all of these works (aside from the proposed extraction vent) will be reversible and the building able to revert to its current use should it be required in the future. The kitchen is to be created at the eastern end of the building with the billiard room to be located between the kitchen and the existing reception area located in the centre of the building.
- 5.2 When permission was sought for the creation of the events building in 2019, it was anticipated that events would either be catered for using a combination of external caterers and the use of temporary 'field kitchens' for larger events and use of the Manor kitchen for smaller events. The applicants now consider that the creation of a commercial kitchen to cater for all events within the confines of their existing outbuildings is preferable and would better provide for winter events.
- 5.3 In order to facilitate the installation of the kitchen in this location a number of internal alterations are proposed. These are:
- 1) The installation of new stud wall behind the existing doors of the most eastern garage bay and the western bay of the two most central bays (Bay 2 and 4).
 - 2) New double doors set in reveal behind the existing garage bay doors for Bays 1 and 3. These doors will be 850mm width with side and top lights .
 - 3) New windows set in reveal behind existing doors of Bay 2, in a style to match the existing widows on the building with timber frames and single glazing.
 - 4) Installation of extraction vent. There are three potential options for this:
 - a) New external opening to be made through the existing eastern elevation and the extraction unit to be located on the external wall.
 - b) Louvred vent installed into in existing window on north elevation of the building
 - c) Extraction unit to be run through a new opening on the eastern elevation close to the north-eastern corner, through the existing wall and into the existing understairs cupboard and out through existing void
- The applicants' preferred option is b) but they are open to other options.

- 5) Installation of new stud partition wall between the proposed kitchen and billiard room. This will include double doors opening towards the kitchen and will be of timber stud construction fixed into stone joints, not face of stone.
 - 6) Creation of a new doorway opening under the existing central stairs, into the existing reception area in the events venue, to allow access to the stairs from the venue reception area. The new doorway will be of wooden panelling venue side to match existing.
 - 7) Creation of new doorway inside the former 'Beaters' cupboard' to allow for access between the billiard room and the venue reception area to allow it to operate as single venue. The existing sliding door into the cupboard will be fixed open and the new doorway will be of wooden panelling venue side to match existing.
- 5.3 There will be no external alterations to the buildings, save for the window vent. All other existing doors and windows will be retained.

6 Design and Appearance of Proposals

- 6.1 The proposal relates to the conversion of the ground floor of the current garaging to accommodate a commercial kitchen in association with the permitted events venue, a billiard room, and an access through to the main events venue space, together with internal alterations to facilitate these proposals. As outlined earlier there are no external works proposed to the external appearance of the outbuildings except for the external extraction vent. All internal works are proposed to be reversible. There are no changes proposed to external doors, windows or rainwater goods.
- 6.2 It is proposed that the kitchen units will be largely on wheels to provide a flexible space but also to minimise any impact on the listed building. There is already a sink unit within the existing garages. The only fixing will be the stainless-steel sink and the kitchen units will largely be arranged against the eastern and northern internal walls of the proposed kitchen area where the services are for the sink, cooker and dishwasher. The exact location of the cooker is dependent upon the location of the extraction vent.
- 6.3 The proposed works are largely in the form of installing internal doors and windows inside the existing garage door openings, the creation of a new stud partition wall separating the garaging into two spaces, and the creation of two new internal accesses – one under the existing staircase to allow for access from the venue reception to the stair and the second inside the former 'Beaters' cupboard to allow access between the kitchen and billiard room and the venue reception.
- 6.4 From the exterior of the building there will be no change to the southern elevation of the building that faces towards the Manor House. The existing garage doors are to be retained although interior doors will be set in behind two of the bays (1 and 3) to enable exterior access but also to insulate the proposed kitchen and billiard areas. The new doors will be double doors each being 850mm wide with side and top lights to allow for light within the building. The doors will be set in reveal behind the existing doors.
- 6.5 Inside the existing doors of the alternate bays (2 and 4) it is proposed to construct a new stud partition wall behind the existing doors to form the internal rooms to be used for the kitchen and billiard room. Inside each wall will be a new window of the same size, type and style as the windows in the existing building. The new windows will be timber framed and single glazed.

- 6.6 The internal stud partition wall which effectively will divide the 4 open bays into two rooms will be timber stud construction fixed into stone joints. This will also contain a set of double doors which will allow access from the kitchen to the billiard room.
- 6.7 The only visible external proposal is the installation of the kitchen extractor vent. As outlined in section 5.3 above there are three potential options for this. The applicants' preferred option is to insert a louvred vent into the glazing of the existing window on the northern elevation of the building. It is proposed to run along the wall to the oven top hood. The other options involve punching an opening through the eastern elevation either into the existing understairs cupboard or externally through the wall. The extraction system for the kitchen will require an opening of 35cmx35cm. This will be covered with a vent which is louvred in design and measures 45cmx45cm. The external finish of the vent can be powder coated to match the existing stonework of the outbuilding. (see Appendix A).
- 6.8 To allow for access from the kitchen to the event reception area it is proposed to create a new access inside the former 'Beaters' cupboard to allow for access between the venue reception and the proposed billiard room and kitchen area. In order to allow for access to the stairs from the venue it is proposed to create a further new access adjacent to the staircase and into the venue reception. Care has been taken to reduce the impact of this proposal by ensuring that the existing wood panelling is retained as a 'secret panel door' on the reception side of the opening.

7. Access

- 7.1 Vehicular access to the site will be as per the existing permission for the events venue and via the C82 and principally via the Toll Road which is in the applicant's ownership. Deliveries to the kitchen will come to the south of the building and use the courtyard between the building and the Manor.
- 7.2 Pedestrian access to the building will be via the existing garage doors in Bays 2 and 4 and also via the events venue. The proposal does not alter any existing rights of way or create any new ones. Event parking will be as permitted, and no change is envisaged.

8 Constraints

- 8.1 The application site is not located within an area of flood risk, or on land known to be contaminated. The proposal does not require the removal of any trees, nor does it affect any designated wildlife or nature conservation sites. The proposals are confined largely to the interior of an existing building and there is no landscape impact .
- 8.2 The closest residential property to the application site is The Potting Shed, which is approximately 40m from the closest part of the outbuilding which is the northern elevation. The Potting Shed is not in the applicants' ownership. In addition The Potting Shed is set back within its own curtilage from the Toll Road. It is also adjacent to the woodyard/sawmill. There is also intervening vegetation consisting of trees and grassed area to the south of the Toll Road between it and the application site.
- 8.3 It is proposed to install an extraction vent on the building. This could be on the northern elevation of the proposed kitchen or on the eastern elevation into the understairs cupboard, or externally through the eastern elevation. The latter two options would be

furthest from the Potting Shed. Given the distance between the application site and The Potting Shed, the intervening uses of the Toll Road and the vegetation, together with its proximity to the woodyard and sawmill, which are still in active operation, it is not envisaged that the proposal will generate any tangible adverse effects on the amenity of the occupiers of The Potting Shed.

9 Heritage Statement

9.1 Where a proposal has the potential to impact upon a heritage asset, an assessment of those particular impacts and their implications needs to be considered. In this case the proposal involves change of use and works to facilitate that change of use to a Grade II Listed outbuilding, the host building to which, Egton Manor, also Grade II Listed is 5m away. Both buildings plus other outbuildings for the Manor lie within the Conservation Area. This section acts as the Heritage Statement and will demonstrate that these proposals seek to preserve and enhance the setting of the Conservation Area and the character and appearance of the area and considers the impact upon the relevant Heritage Assets.

9.2 The National Planning Policy Framework (The Framework) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for planning applications, it states that:

'In determining applications, local planning authorities should require an application 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 sufficient to understand the potential impact of the proposal on their significance' .

9.3 Section 16 of the Framework, entitled Conserving and Enhancing the Historic Environment, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. In determining 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 including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

9.4 Paragraph 202 states that 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, including where appropriate, securing its optimum viable use.

9.5 Heritage assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined by the NPPF) and assets identified by the local planning authority (including local listing). Designated Heritage Assets include World Heritage sites, Scheduled

Ancient Monuments, Listed Buildings, Registered Parks and Gardens, a Registered Battlefield and Conservation Areas.

- 9.6 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 9.7 In summary, government policy provides a framework that.
- protects nationally important designated Heritage Assets (which include Listed Buildings)
 - protects the setting of such designations
 - in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions.
- 9.8 The Framework supports development in rural locations particularly where it makes optimal use of a previously developed site or reuses an existing building and would lead to the enhancement of the historic environment.
- 9.9 In considering any planning application for development, the Planning Authority will be mindful of the Framework set by government policy, in this instance the National Planning Policy Framework, and by current Development Plan Policy and other material considerations. In terms of local policy the North York Moors National Park Authority Adopted Local Plan July 2020 contains the following policies of relevance to the proposals.

The site and its heritage significance

- 9.10 As referred to earlier in this statement the Manor House and the outbuildings together with adjacent outbuildings are all Grade II Listed Buildings. The Manor is the central feature of the site with two sets of outbuildings – one 5m north which is the application site and another 50m further north. The Manor and the outbuildings form a collective and associated development linked by a series of informal courtyards which reflect the functional interdependence between the Manor and its outbuildings.
- 9.11 **Egton Manor** is a Grade II listed country house formerly known as Egton Lodge and was designed and built for guests to enjoy sporting activities on the estate. It was first Listed in 1952, and formerly listed as Manor House. It was originally built as a Shooting box and is now a country house. Originally constructed in 1893; it was enlarged in 1913; and in 1979 underwent a major remodelling and part demolition. It was originally built for the Foster Family who are still the Estate's Owners .
- 9.12 The building was constructed in the 19th Century in part of hammered sandstone, with extensions and rebuilding in herringbone-tooled sandstone, with sandstone ashlar dressings and slate roofs. It has an irregular plan. The entrance front is 2-storey with an attic and has a 4-window centre range between 2-storey, 1-window projecting wings.
- 9.13 The 1st storey porch is off centre with attached Tuscan angle columns. It has a 6-panel door beneath painted low relief of the Foster bugles. The porch is flanked by 12-pane sashes with an 8-pane sash at the right end. At the left end, which is the lowest stage of extruded corner stack it contains 12-pane sash with flat hood beneath fine carving of a

dragon and flames. The left-wing return has 1-storey, 3-window canted bay beneath plain, coped parapet.

- 9.14 Despite being the largest building in this part of the village, the Manor itself does not visually dominate the adjacent residential properties. It is set back from the main road and well screened by walling, trees and hedging along the western and southern boundaries of its grounds. Its visual appearance is best appreciated from inside the grounds when viewed either from the south or the east and this has tended to be where bridal parties using the events venue have tended to have their photographs taken against the backdrop of the more formally laid out gardens that are located here.
- 9.15 The **Outbuildings 5m north of Egton Manor House** are the buildings in which the existing events venue is to be located. They are referred to earlier as “T” shaped. The outbuildings are Grade II Listed for their Group Value and association with the host Egton Manor House. Originally constructed as stables, gunrooms and carriage houses with lofts over; the lofts are now used as the Estate offices at first floor and garaging and storage at ground floor. The western part of the building has been converted to an Events Venue during 2020 and 2021.
- 9.16 The Stable range dated from 1893 with extensions dated 1910 and 1913 and were commissioned and built for the Foster family. The Stables are constructed of hammered sandstone; whilst the extensions are herringbone-tooled sandstone with tooled dressings. All have slate roofs and contain a single with attic. The original 5-bay stable range was single storey and the range of outbuildings projects at right angles.
- 9.17 The centre opening consists of 4-panel double doors in chamfered opening with shaped lintel with 4-panel doors in similar openings at each end with 9-pane pivoting windows which flank the central door. The gabled dormer in the centre contains paired 4-pane sash windows with shaped sills on corbels, and a cornice hood with a Louvred owl hole above. The cornice datestone over the central door reads 18 F 93 reflecting the original commission and association with the Foster Family.
- 9.18 There are octagonal ridge ventilators left and right of the central gable. The left return is a round-arched chamfered doorway to right of 9-pane pivoting window. In addition a tripartite window, with cornice hood, can be found in the gable end beneath the chamfered owl hole.
- 9.19 The left end of the projecting range has a 4-panel door with 9-pane window to right and at the right end has a 6-panel door between 4-pane sashes. The door lintel is inscribed: JKF 1913. At the right end gable wall can be found an octagonal window with crossed glazing bars, a coped gable with ball and pedestal finials.
- 9.20 The extension range has a gabled bay at its left end and has a wide half-glazed, 4-panel door in chamfered opening flanked by narrow 8-pane sashes. The tripartite window above has a round-headed, radial-glazed centre window flanked by 8-pane sashes. The cornice date panel over door hosts a carved trophy and the date 1910. There is a board door beneath the plain lintel in the half-bay to right.
- 9.21 The remaining 4 bays contain board double doors with long lintels, recessed beneath blind round arches on impost. The two centre bays are cross-gabled with a round-headed radial-glazed window beneath the owl hole in moulded surround. At the rear there are three small-paned pivoting windows on the ground floor. The three attic gables contain tripartite windows similar to that on front, again with dated rainwater

goods. At the far right return an external staircase is located that leads to the glazed entrance of the Estate offices.

- 9.22 Further north are located an additional set of outbuildings known as **Outbuildings approximately fifty metres north of Egton Manor House** again Grade II Listed in as part of a group in association with the Manor House. Originally constructed as house, garages and stables and referred to earlier in this statement as “L” shaped. These date from 1911 with later C20 alteration and built for J K Foster. They are constructed from herringbone-tooled sandstone on chamfered plinth, with tooled dressings and a slate roof. The 2-storey, 3-bay house front is flanked by a 1-storey, 2-bay range to the right, and a 1-storey, 1-bay range to the left with a further 1-storey, 5-bay stable range at right-angles to left.
- 9.23 The house’s gabled centre bay has a recessed round-headed door beneath a semi-circular hood mould between narrow small-paned lights and a 12-pane sash over the door beneath a flat hood mould.
- 9.24 The bays on each side have 3 grouped 8-pane sashes beneath flat hood moulds on both floors. Above the door, the carved date panel in moulded triangular surround reads: JKF 1911. The rectangular panel in the centre gable is inscribed: LABORARE EST ORARE (To work is to pray). The gables are coped with terminal ball and pedestal finials and end cornice stacks.
- 9.25 The flanking ranges have garage doors. At the far-right end is located an octagonal window with glazing bars in the gable end. In the stable range are four stable doors and three 6-pane pivoting windows and coped gables with cylindrical ridge ventilators with conical caps to the left and right of centre.
- 9.26 Whilst both sets of the principal outbuildings have undergone some internal works, the external appearance and footprint remains unaltered as do the openings. Prior to the conversion to the events venue, the internal stable stalls have been removed from the “T” shaped outbuildings and a partition breeze block wall installed between the former stables and the game larder to facilitate the internal alterations to the first floor have also been undertaken to at the southern end to allow the operation of the estate office. The L shaped outbuildings have seen very little recent development and have been left untouched for some time. The former house as described above is now operated as a holiday cottage and has undergone some internal renovations to meet modern standards.
- 9.27 Further north are the **Walls and gate piers enclosing grounds to Egton Manor** These form part of the wider group of Grade II Listed Structures associated with the Egton Manor House. The walls and gate piers are C19 and C20 and constructed for the Egton Estate from sandstone, part hammered, and part herringbone tooled.
- 9.28 The west side of the walls is approximately 1.25 metre high, with cambered coping. There is a pedestrian gateway towards southern end, of the square-section piers with overhanging pyramidal caps and urn finials. On the north side, the wall approximately 0.6m high, and is ramped up to approximately 1.1m. with sloped coping. Both the pedestrian and the original carriage gateways have square-section piers and pyramidal caps. The pedestrian gate has ball finials.
- 9.29 Further north and adjacent to the sawmill is the **Walled garden and attached sheds** (this includes the building known as the Potting Shed which is a residential dwelling)

approximately seventy-five metres north-east of Egton Manor House. Again Grade II Listed Garden walls and shed. These are probably C18 with C19 alteration and constructed from herringbone- tooled sandstone. The south and east walls are banded internally in orange-red brick in English garden wall bond with sandstone ashlar dressings. The shed is roofed in pantiles.

- 9.30 The walls are of varying heights and are ramped up in places following sloping ground but with flat coping. The gateway in the south wall has square-section of chamfered piers with keyed round arch on moulded impost. The moulded cornice beneath entablature supports a number of heraldic beasts. In the east wall, is a keyed segment-arched niche with a seat, and a keyed round-arched gateway. A similar gateway can be found in the north wall. The sheds are on the south side and are single storey containing a 5-bay range. There are paired board doors in the centre and paired flat arches beneath chamfered timber lintel at the far-right end. The remaining openings are 16-pane sashes and the doors and windows have tooled lintels. The eaves are corbelled with coped gables and central stack. The left return has a louvred owl hole in chamfered surround in the gable end. The walled garden possibly survives from an earlier house occupied by the Elwes family until 1869.
- 9.31 The cultural and historical significance of the Manor and its outbuildings is derived from its origins as being specifically purpose built for a particular activity in this case, shooting and other sporting activities and also from its still very evidently strong association with the Foster family, who still own and run the estate and who's decorative family arms is visible in the paired tall 12-pane sashes over the present Manor door. To the left of the panel is carved with the garlanded Foster Arms. The rectangular panel in the first-floor centre contains a carved garlanded bugle, which is featured on the family crest and is dated 1913.
- 9.32 The aesthetic, cultural and architectural significance of the Manor House is reinforced by the presence of the numerous outbuildings which act collectively as a group of subsidiary buildings to the Manor House itself, providing the necessary supporting functions such as garaging, laundry, gunroom required to underpin the original sporting function of the Manor which provide a communal significance given the numbers of employees likely to have been living and working on the site. The Manor has been the subject of substantial change since it was first constructed, and substantial demolition took place between 1977-1979 when the north and south wings were demolished. It has also undergone some significant remodelling and the later additions have in some ways contributed to some of the current maintenance issues that the Manor currently endures e.g. failing flat roofs, problems with rainwater goods and facings. However it remains an impressive and dominant building with an architectural and in the wider landscape and set in impressive grounds with view to the wider Esk Valley.

Impact on Assets

- 9.33 In terms of direct physical impacts on the Manor itself, no works are proposed to be undertaken to it. In terms of indirect impacts, these will only occur through increased activity taking place around it to access the kitchen whilst preparation for events is in progress. A degree of disturbance of this nature has already been accepted through the granting of the permission for the events venue. These are likely to be temporary and transient in nature with no physical impacts to its heritage significance.

- 9.34 In terms of impacts upon the outbuilding that is the subject of the application, there are limited physical external works proposed. The only visible works will be in relation to the location of the kitchen extraction vent which will either be to the rear of the building and will affect a single window, into the understairs cupboard where it will not be visible at all or located on the eastern elevation.
- 9.35 There are no proposals to alter or remove the existing doors and windows noted on the listing, and instead the kitchen will be constructed as a room within the current garage bays, with a new internal wall and doors constructed. It is acknowledged that use as a commercial kitchen would be an intensive use at times resulting in temporary experiential impacts such as food smells and possibly some noise from the extraction, however these again will be temporary in nature and only when an event is being prepared for. This should also be balanced against the experiential impacts of previous and existing uses when the building was used for stabling, as a laundry and as garages.
- 9.36 There are internal works proposed in the form of additional internal walls and doors and also the creation of two new openings. One inside the former 'Beaters' cupboard to provide access between the proposed kitchen/billiard room and the existing venue reception area and the second to allow for access from the venue reception to the stairs. The creation of the two new access will have an impact as it will involve the removal of part of the internal wall however it does not involve the removal of any specific features and the doors to be installed will contain wood panelling on the venue side to match the existing panelling of the venue reception room.
- 9.37 There are no works proposed that would directly affect the other set of outbuildings situated 50m north of the Manor, over and above the general increase in activity around the site which would be derived from an event taking place at the venue
- 9.38. The Walled garden and associated sheds including the dwelling known as the Potting Shed, would not be directly affected by the proposed internal works. There is the potential for some indirect and low-level impacts for the inhabitants of the dwelling from either noise or smells that could be as a result of the change of use to commercial kitchen and the installation of the extraction vent depending on the option chosen for its location. However, as referred to earlier the Potting Shed is set back from its curtilage and is separated from the ground of Egton Manor by the Toll Road which is a well-used and heavily promoted walking route, and by vegetation in the Manor Grounds. It is also located adjacent to the working sawmill and woodyard. Any additional impacts derived from this proposal are unlikely to be experience above those already generated by the permitted events venue and the operation of the woodyard.

Mitigation Strategy

- 9.39 Careful consideration has been given to mitigating and minimising any potential impacts deriving from the proposals.
- 9.40 Limited external alterations are proposed, and the proposed internal works are intended to be reversible. The ambition is to create the kitchen as a 'room within a room' with additional internal stud walls, doors and windows installed to enable it to work as a functioning kitchen but also to limit any noise/smells from it but also to ensure the existing southern elevation which faces the Manor is undisturbed. The new walls, doors and windows proposed are to be timber with single glazing to match existing and also the stud walling will be timber set-in stone joints for aesthetic purposes. The kitchen itself

is to be on wheels to enable flexibility of use, easy cleaning but also to minimise its impact on the interior of the building.

- 9.41 Once the need for an access between the existing events venue and the proposed billiard room and kitchen was established, a number of options were investigated. The potential for a new opening behind the existing sliding door of the former Beater's cupboard was considered carefully as was the requirement for an access to the stairs from the venue reception. It is proposed for both new doors to be a 'secret door' and retain the existing panelling on the venue side.
- 9.42 The creation of a commercial kitchen inevitably requires suitable ventilation and extraction in order to meet other consent regimes such as fire and hygiene. Careful consideration has been given to ensure that any extraction unit or vent can be located to ensure minimum visual intrusion and impact on the building but to still achieve its desired outcome. A range of alternative options have been considered including creating a new hole in the eastern wall into an under stairs cupboard beneath the steps that provide access to the Estate Office at ground floor. The applicants have considerable reservations about creating a hole in this external wall and their preference is for the louvred vent to be installed within the glazing of an existing window, which minimises the invasive impact.

Overall heritage conclusion

- 9.43 As outlined above this proposal is for change of use from garage to commercial kitchen/billiard room to support the events venue, together with the minimum internal alterations considered necessary for the proposal to work effectively. The only external change is the extraction vent. Therefore the direct impacts upon the significance of the adjacent listed buildings including the Manor House and The Potting Shed are considered to be negligible.
- 9.44 Care has been taken in the first instance to ensure that impacts do not arise – e.g. thorough not making changes to the external fabric of the building but instead creating the kitchen within the existing garage and the use of new stud walling, which will also have the advantage of containing noise and smells derived from the commercial kitchen use. In addition the new internal access is to be part concealed by the existing staircase rather than a larger more visible access be created. It is acknowledged that there is a risk of some noise or smell from the extraction vent, however due to the distance between the building and The Potting Shed which is the closest residential use and the intervening Toll Road and vegetation it is considered that the risk of any adverse impact derived from the vent of the change of use is very low. It is therefore concluded there are no detrimental impacts or harm to the significance of any designated heritage assets.

10. Planning Policy Context

Local Development Plan

- 10.1 The relevant Local Development Plan for the area is the North York Moors Local Plan Adopted in July 2020. The most relevant policies are as follows:

Strategic Policy A - Achieving National Park Purposes and Sustainable Development.

- 10.2 This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development. It seeks to conserve and enhance the natural beauty, wildlife, and cultural heritage of the National Park and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that:
- a) Is of a high-quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment.
 - b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy, or employment opportunities.
 - c) Protects or enhances natural capital and the ecosystem services they provide.
 - d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species.
 - e) Builds resilience to climate change through adaptation to and mitigation of its effects.
 - f) Makes sustainable use of resources, including using previously developed land wherever possible; and
 - g) Does not reduce the quality of soil, air, and water in and around the National Park.

Strategic Policy C - Quality and Design of Development.

- 10.3 This strategic policy allows development where proposals are of a high-quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide.
- the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the local area and/or that of the local vernacular.
 - the siting, orientation, layout, and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality.
 - the scale, height, massing, and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers.
 - sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources.
 - a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity, and makes use of appropriate native species forms an integral part of the proposal.
 - Proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts.
 - Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way.
 - and the proposal ensures the creation of an accessible, safe, and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

Strategic Policy I – The Historic Environment

- 10.4 Strategic Policy I seeks to ensure that all developments affecting the historic environment should 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 proposals for development within or immediately adjacent to a Conservation Area, preserve or enhance the character and appearance or setting of the area.

Strategic Policy K – Rural Economy

- 10.5 This strategic policy seeks to broaden and diversify the economy of the National Park. The policy supports proposals that would allow existing businesses to diversify and expand, where they may increase or broaden job opportunities and where they may support small, micro or start-up industries. Access to a range of high quality and long-term employment opportunities is a key factor in encouraging young people to stay in the area and help maintain sustainable rural communities. The Authority has a duty to foster the economic and social well-being of local communities whilst pursuing the National Park purposes and will encourage and promote opportunities for appropriate new employment, training and enterprise in the National Park as well as supporting the continued viability of the agriculture and tourism sectors.

Policy BL3 – Rural Diversification

- 10.6 This development management policy supports the diversification of existing businesses (including land-based businesses) where they make use of existing buildings and are compatible in scale and function with the existing business nor isolated from it and where satisfactory arrangements for parking, deliveries and storage can be made.

11 Other material considerations

NPPF

- 11.1 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) revised in July 2021. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development...achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:

- *an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation, and improved productivity, and by identifying and coordinating the provision of infrastructure.*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed,*

beautiful and safe places, with accessible local services and open spaces that reflect current and future needs and support communities' needs health, social and cultural well-being.

- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.”*

- 11.2 In addition, paragraphs 81-85 of the framework indicate that planning decisions should help create the conditions in which business can invest, expand and adapt.
- 11.3 To promote sustainable development in rural areas, paragraph 79 of the framework indicates that housing should be located where it will enhance the vitality and viability of rural communities. In addition it recognises that housing in one village may support services in a nearby village.
- 11.4 Section 16 of the Framework also promotes the conservation of historic assets in a manner that will enable them to be enjoyed for their contribution to the quality of life of existing and future generations.

12. Assessment

- 12.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the schemes impacts against the positive benefits that will be derived. Below is set out how the proposal performs against the Development Plan: The North York Moors Local Plan July 2020.

Strategic Policy A: Achieving National Park Purposes and Sustainable Development

- 12.2 The proposal is considered to be in conformity with Strategic Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace, and tranquillity of the park. Neither will it detract from the quality of life of local residents or the experience of visitors. It is of a scale which will support the character and function of Egton Bridge and would not have a detrimental impact on the natural environment, biodiversity and geodiversity or the loss of important ecosystems or natural capital. It would not impact on the landscape character of the village or the wider area. The creation of the kitchen is required to support the existing events venue and business and to enable it to operate more efficiently by reusing an existing adjacent building. The business itself already provides a range of social and economic benefits including the direct employment of staff for events, together with indirect hospitality benefits to other businesses through wedding guests staying in the village.

Strategic Policy C: Quality and Design of Development

- 12.3 The proposal is considered to be in conformity with Strategic Policy C. The application seeks the change of use of an existing historic building to form a commercial kitchen to support the existing adjacent events venue and business. The proposal re-uses the existing building but does not involve any amendments or alterations to the exterior of the building save for one rear window. The kitchen is to be created within the existing building and will be enclosed by new stud walls, doors and windows which will reflect the existing doors and windows of the building including their materials and glazing width.
- 12.4 The kitchen is proposed to be largely on wheels and mobile in order to ensure that the impact upon the interior of the building is minimal. The application also includes the new access from the application site to the existing events reception which is to be partially concealed under the existing staircase rather than create a more visible intrusive opening.
- 12.5 The proposed extraction vent, depending upon the option chosen will only affect either a rear windowpane, or require a small hole in the external wall.

Strategic Policy I – Historic Environment

- 12.6 The proposal is considered to be in conformity with this policy. The proposal seeks to conserve the important historic features and character of the building and proposes a minimally invasive scheme which seeks to support the existing permitted events venue and business. Existing features are retained and preserved, and the proposal is delivered using internal alterations which are lightweight and temporary in nature and can be removed in the future as required. The proposal supports the existing business which forms a key strand of the estate's future diversification, the purpose of which is to provide the income to allow for the continuing maintenance and upkeep of the listed Manor House, its grounds and the other listed outbuildings.

Strategic Policy K – Rural Economy

- 12.7 The proposal is considered to be in conformity with this strategic policy as it will provide support for the existing events venue business and enable it to operate more efficiently. It will also add to the range of employment opportunities for local people in Egton Bridge and provide the opportunity for people to work sustainably close to where they live

NPPF 2021

- 12.8 Paragraph 11 of the framework confirms its objective of achieving sustainable development and that decisions on planning applications that accord with the Development Plan should be approved without delay.
- 12.9 The proposed change of use is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous sections, confirms that the proposal would contribute to achieving sustainable development – it has environmental, economic and community benefits and is in conformity with the Development Plan. Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the planning authority to approve development that accords with the Development Plan

without delay. The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the Development Plan.

- 12.10 Paragraphs 83-84 of the framework set out the Government's intention to support a prosperous rural economy and supports the sustainable growth and expansion of all types of business in rural areas both through the conversion of existing buildings and well-designed new buildings. This proposal provides support to the existing events business and is a vital component to its future success and therefore is consistent with this paragraph.
- 12.11 Paragraphs 194- 202 give guidance on the consideration of the potential impacts of proposals on heritage assets. The application building is Grade II Listed building located within a Conservation Area and adjacent to further Grade II Listed buildings. There is a relationship with the Listed Building as the application building was constructed to support the operation of the Manor House and has been used over the years as stabling, garaging, laundry and storage.
- 12.12 However, there are no works proposed to the exterior of the building and the application is for change of use with only interior alterations which limits the potential for direct impacts upon the Listed Building or the Conservation Area and certainly less than substantial harm . Paragraph 202 of the framework indicates that where a 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 including securing a viable use. The proposed use has public benefits which are discussed earlier in this statement but relate to benefits to the local community in the form of support for an existing events venue, economic benefits to events business and benefits to the community for potential job creation. The heritage assessment identified that negligible or low harm would accrue from the proposals and therefore the application is considered to be consistent with the heritage requirements of the NPPF.
- 12.13 Due to the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

13. Conclusion

- 13.1 In conclusion, this application is considered to be in general, accordance with the Development Plan, as required by Section 38(6) of the Planning Act (2004) (The Act).
- 13.2 The application in its entirety is consistent with the policies of the NYMNPA Local Plan and the NPPF Revised in July 2021. The application should therefore be permitted for the following reasons:
- The proposal supports the operation of an existing events venue and business
 - The proposal preserves and enhances the existing external features and character of the listed building and does not result in harm to the adjacent listed buildings including the Manor.
 - The proposal does not result in an adverse impact upon the character and appearance of the Conservation Area

- The proposal requires the minimum level of internal alteration considered necessary for the efficient operation of the commercial kitchen and billiard room
- Where alterations are required, they are to be constructed of material consistent with the existing floors and windows and compatible with the interior of the building
- The kitchen will be set on wheels in order to provide flexibility for the business but also to ensure minimal impact upon the interior of the building
- The new internal accesses seek to minimise the level of works required and also its visual impact
- The extraction unit will either utilise an existing windowpane or create a small opening in the external walls.
- There are no significant landscape, nature conservation or cultural heritage impacts.

13.2 With the above in mind, and taking into account the potential social, environmental, and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan and the NPPF.

13.3 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved indeed there is an existing events venue and business that this proposal seeks to support. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay

Appendix A – Example louvred extraction vent



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