

Building Conservation Comments

No development shall commence until a method statement for the works for removal/relaying of the existing and reinstated floors shall have been submitted to and approved in writing by the Local Planning Authority. The method statement shall be informed by a number of trial holes/ sondages and include the timing of the removal and reinstatement, the depth and means of excavation, its relationship to abutting structural walls, measures to be taken to support and protect the existing masonry, measures to be taken to secure and protect the features against accidental loss or damage and reinstatement details. Development shall be carried out in accordance with the approved method statement

No work shall commence on the installation of insulated non hydraulic lime plaster plasterwork, limewash/paint finishes and insulation in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority, which includes a traditional lime mix, method of application, finish, details of function and may include a sample area if so required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

All pointing in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority, which includes non-hydraulic lime mortar mix (based on a typical mix 1:3 (non-hydraulic quicklime: sand), method of application, finish and may include a sample area if so required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

No development shall commence until a method statement for the works for retention/re-use of timber troughs, boskins, forges, rudsters and hayracks in their original positions shall have been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the timing of the removal and reinstatement, recording methods, repair schedule where necessary, and measures to be taken to secure and protect the features against accidental loss or damage. Development shall be carried out in accordance with the approved method statement.

The roof of the development hereby permitted shall maintain its original structure and be clad with the existing traditional, handmade natural red clay pantiles should any further tiles be required then the details of these replacements shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority

No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. All other external lighting and paraphernalia should be removed. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues (to be matt finished) that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details

Document title

No work shall commence on the installation or removal of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and appearance of all doors/ windows and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of no less than 1:20 (or 1:5 for sectional window details), the longitudinal and cross sectional detailing including means of opening. All doors/windows shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

All rainwater goods shall be painted cast iron in black or a colour to be agreed in writing by the Local Planning Authority and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing.

No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The colour scheme should be the same for all dwellings hereby approved. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority

The details of any new lintels and cills together with any replacement lintels and cills, shall be submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details hereby approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

MATS 03

Informative

This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application and listed on the decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress, or required separately under the Building Regulations, may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.

This consent does not extend to or imply consent for the cutting, altering, or removing any part of the building, timber frame or any other fixture of fitting other than as expressly shown on the approved drawings.

INF05/06

From:

Subject: Comments on NYM/2021/0832/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 16 December 2021 11:52:11

The scheme is one of the better barn conversion schemes we have seen here at the NYM for some years. In general we are supportive of the careful approach as it seeks to retain many of the features, (stalls, forge, threshing floors, troughs, hayracks etc) that give this set of barns special interest. Any scheme which proposed the removal of some of these features would likely cause harm to the significance of the building and as a result would be unlikely receive support.

Floors

There is a need to understand the existing floor make up before agreeing to floors or lowering of floors. But provided the walls will not be destabilised, any historic surfaces are retained/re-laid and the floor make up is compatible with Traditional masonry I raise no objection, please condition.

Masonry walls

60mm of insulated non-hydraulic lime plaster is considered appropriate and will allow the building to breathe. As is repointing in a non-hydraulic hot lime mortar and the removal of any cementitious materials, please condition

Internal partition walls

The design of the internal partition walls will complement the character of the building and is supported.

Agricultural features

Existing timber troughs, boskins, forges, rudsters and hayracks to be recorded, pieces numbered, carefully dismantled and reinstate in original positions following any necessary repairs to rotten areas and the installation of the new wall insulation and floor finish is supported.

Roof

We agree that a modest raising of the roof to allow for the existing roof structure to be maintained and insulation added is acceptable. The approach to repair and limewash is also supported

SVP and vents

Hiding these behind gutters and eaves level is supported. The introduction of three flues for the log burners are an intrusion but as they are so minimal and centrally placed to reduce the length of protrusion and therefore we raise no objection. Please condition the flues to be matt finished.

The use of barns 3 and 4 for parking and bin storage will reduce the visual clutter of the site and reduce the domesticating impact this development will undoubtedly have.

Given the quality of the existing plans, and heritage statement and most importantly the sensitivity of the scheme I do not consider that any historic building recording (HBR) is necessary for the site. However, should any subsequent, acceptable proposal be submitted then the need for HBR might be triggered.

The principle of the proposed window and door details is acceptable but further information is required before approval of these elements. Can you please condition these?

On a whole the barns represent a challenge for conversion due to the high levels of surviving historic fabric which contribute to the special interest of the site. The architect has designed a careful scheme that still achieves the requirements of a domestic property. Traditional and breathable materials are proposed throughout which should help the building function efficiently and prevent damp. As such I am happy to support this scheme subject to some conditions. Please come back to me for conditions.

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Support with comments

Letter ID: 576934

From:

Cc: [Planning](#)

Subject: RE: NYM/2021/0832/FL - Red Farm Barns

Date: 10 December 2021 17:14:58

Dear Hilary

Additional information has now been supplied by the applicant's ecologist. This confirms that one of the previous surveys (in 2019) was carried out in early August, not late September as previously stated, and that no roosting bats were found in that survey. It also clarifies that the barn identified as 'high suitability' on the supplied survey should in fact be 'moderate' suitability albeit with bat droppings that indicate a roost is likely to be present, and a single brown long-eared bat was found to be using it in the 2021 survey. Whilst not stated in the clarification, in my telephone conversation with the ecologist it was clearly stated that it was possible for all of the barns to be inspected internally during the 2021 scoping survey for evidence of bats and that they are confident that nothing was missed.

Whilst there still has not been the level of bat activity surveys in the last 12-18 months that we would typically wish to support an application of this type, and that survey was conducted late in the survey season, it is evident that the site has been surveyed numerous times over the last 4 years and only the single roost has been found, and with only a small number of droppings recorded in the 2019 and 2021 scoping surveys from the same building which would indicate a maternity roost of void dwelling bats is highly unlikely. All surveys have found relatively low levels of bat activity, and Egton is in a relatively exposed location which is of lower suitability for bat foraging than many of the surrounding villages and farms. The earlier survey in 2019 gives confidence that there isn't an established maternity roost of crevice dwelling bats, and no later roost sites of crevice dwelling bats were detected in any survey which would normally be expected.

It has been established that a low impact licence will be required for the works to be undertaken, requiring further survey work in the forthcoming season to inform that and therefore works will not be able to be undertaken on site until this is completed. In light of the clarification as to building suitability and additional information provided, along with the extensive past survey history of the site which has now been clarified, I am therefore minded that in this specific case we can be confident that the Favourable Conservation Status of local bat species will not be detrimentally affected by the work and therefore would be able to secure the remaining survey work required through a planning condition. I therefore withdraw by objection to the application being approved, subject to the following conditions:

- At least one bat activity survey is to be undertaken of all buildings to be developed within the optimum time of year for detecting peak activity (mid-May to mid-August inclusive) to confirm absence of bats, or where appropriate confirm the location and number of roosts, prior to works commencing on any building.
- A copy of the European Protected Species Licence (once obtained) along with any conditions, appendices and supporting additional survey information is to be provided to the Authority and acknowledged in writing prior to the commencement of any works covered under that licence.
- All work must be in accordance with Section 9 of the Bat, Breeding Bird and Barn Owl survey by MAB Environment and Ecology, dated October 2021, and the additional information in the letter from the same company dated 6 December

2021, detailing the mitigation actions required at the site covering bats, breeding birds, swallow nest sites and barn owl roosts.

The usual external lighting condition should also be applied.

Kind regards

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From: Elspeth Ingleby

Sent: 07 December 2021 11:06

To: Hilary Saunders

Subject: NYM/2021/0832/FL - Red Farm Barns

Hi Hilary

Just to keep you in the loop re this app. I had a call from MAB Ecology yesterday who undertook the bat survey submitted. They are really confident that the barns are not used by bats with the exception of the single emergence they recorded in their survey, despite only a single activity survey being undertaken this year. After discussing the matter, it sounds like there is greater clarity they could give us in the report regarding the thoroughness of the internal search, and the suitability of the barns, as well as an error in the dates of previous surveys (one was apparently done earlier in the season) which may provide sufficient evidence for us to revise our current conclusion that considerable additional survey effort is required before it can be determined.

They are going to send us either a revised survey report, or a note of clarification, with regard to this which I think will be sent straight to myself but I have asked for you and the planning agent to be copied in as well. Once we have received that, we can consider again what is the best approach to ensure the favourable conservation status of bats in the area is conserved without unreasonable or inappropriate delays.

Thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From: Elspeth Ingleby

Sent: 24 November 2021 11:39

To: Hilary Saunders

Subject: RE: New application post - NYM/2021/0832/FL & 0835/LB - Red Farm Barns, Egton - Ecology

Hi Hilary

No a scoping survey which identifies bat roost potential (including high potential in one building) supported by one late season activity survey cannot be used to justify reserving further surveys under condition. To justify our position, I would cite from official government guidance "Protected species and development: advice for local planning authorities" (see here; [Protected species and development: advice for local planning authorities - GOV.UK \(www.gov.uk\)](http://www.gov.uk))

Planning conditions

You should not usually attach planning conditions that ask for surveys. This is because you need to consider the full impact of the proposal on protected species before you can grant planning permission. You can add an 'informative' note to the planning permission to make it clear that a licence is needed.

In exceptional cases, you may need to attach a planning condition for additional surveys. For instance, to support detailed mitigation proposals or if there will be a delay between granting planning permission and the start of development. In these cases a planning condition should be used to provide additional or updated ecological surveys to make sure that the mitigation is still appropriate. This is important for outline applications or multi-phased developments.

In this case, because insufficient survey information has been provided to fully understand the characteristics of the roost or to rule out roosting from other buildings (see the best practice guidance regarding the usual number of surveys required for buildings of low, medium and high suitability on the BCT website [Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition - Guidance for professionals - Bat Conservation Trust](#)), we do not fully understand the impact of these proposals on protected species and therefore it is not appropriate to secure these surveys under condition. Historic surveys are helpful, but cannot be used to confirm absence of bats, and as noted below are also late season and therefore may well not detect use by bats earlier in the season. I don't believe the exceptional circumstances mentioned above apply in this case as we don't have sufficient valid, recent information to begin with.

Best wishes

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM
Ecologist

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0832/FL**

Proposed Development: Application for conversion of agricultural barns to 3 no. principal residence dwellings
with associated amenity spaces, landscaping works and parking, use of and alterations to 2 no. barns for storage and parking and creation of parking associated with Red House Farm

Location: Red Farm Barns, High Street, Egton

Applicant: The Mulgrave Estate

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/266 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 17 November 2021

FAO: Megan O'Mara **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The amount of proposed parking areas would be expected to be sufficient for the proposed development. It is noted that the lay by and grassed area between the High Street carriageway and the buildings is maintainable highway at public expense (MH@PE). The drive from the carriageway to the gate is also MH@PE but it should be noted that the Highway Authority have no current plans to improve the surface of the drive.

Consequently, there are **no local highway authority objections** to the proposed development.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM21/0832/FL

For Corporate Director for Business and Environmental Services

YO22 4PZ

e-mail: [A](#)

From:
To:
Subject: RE: NYM/2021/0832/FL
Date: 17 November 2021 12:22:52

Good morning

The council had concerns with the extent of the proposed works as it is a listed building in a conservation area. They were concerns that it may not meet the national living standards. There were also concerns raised with the change of use and with them becoming holiday homes.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
Sent: 27 October 2021 11:27
To:
Subject: NYM/2021/0832/FL
Importance: High

Reference: NYM/2021/0832/FL.

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
Tel: 01439 772700
www.northyorkmoors.org.uk

From:
To:
Cc:
Subject: NYM/2021/0832/FL & 0835/LB - Red Farm Barns, Egton
Date: 19 November 2021 14:28:00

Dear Megan

These applications to convert the farm buildings into residential properties is supported by a Bat, Breeding Bird and Barn Owl survey by MAB Ecology dated October 2021. This included a scoping survey and activity survey undertaken at the property on 23 September 2021, and also refers to findings of two previous surveys by other consultancies. Copies of these previous surveys is not provided, but from the detail referenced in the report provided, the surveys undertaken are dated as 27 and 31 August 2017, 27 September 2017, and 27 September 2019. No bats were recorded as emerging from the buildings in the historic surveys and activity was generally quite low, however it must be noted that all of these surveys were undertaken late in the survey season (May to September) and further information regarding weather conditions and timing has not been provided. In addition the first of these surveys were undertaken much less than 2 weeks apart, which is the advised interval between surveys to enable characterisation across the season to be assessed.

During the 2021 scoping assessment, one of the buildings was identified as being of high suitability, three of moderate suitability and two of low suitability as found in 2019. Following best practice guidelines, we would therefore expect at least three, two and one activity surveys respectively of the different buildings. Furthermore, whilst the survey season extends from mid-May in to September, maternity bat roosts are likely to disband from early to mid-August onwards, and therefore surveys solely carried out late in the season, particularly in September, will not be likely to detect whether maternity roosts may be present. For this reason, high suitability sites should be supported by at least 2 activity surveys conducted in mid-May to August and 1 other survey between mid-May and September, moderate suitability sites supported by at least 1 activity survey conducted in mid-May to August and 1 other survey between mid-May and September, and low suitability sites supported by at least 1 activity survey conducted in mid-May to August.

The survey undertaken this year, whilst in mild conditions, is from the end of September, and involved a single survey with 3 surveyors present. One bat emergence was recorded, from the high suitability barn in which scattered droppings of probably two different species was recorded. Given the positioning of the surveyors it was clearly not possible for all elevations of the 6 buildings present to be covered, although focus does appear to have been given to the high and moderate suitability buildings. I also note that the scoping survey did not include any photographs of the inside of building B and C to support the determination of suitability as is normally provided in reports by this consultancy.

I therefore do not think that sufficient information has been provided to enable us to establish the potential impact of the development on the favourable conservation status of bats in the area, or the likely level of mitigation appropriate. Whilst the level of activity on the site has been recorded to be fairly low, all of these surveys were undertaken late in the season when bat maternity roosts will already have been disbanded and most bats will be roosting in transient sites, and no survey effort has been reported from earlier in the season to give an indication as to the number or species of bat present during the breeding season and the likely level of importance of the site to bats.

Planning permission/listed building consent cannot therefore be granted until further activity surveys have been undertaken within the optimum season. Based on the assessed suitability of the site, this should consist of at least two surveys (ideally one dusk and one dawn) between mid-May and August to cover the high suitability building (A) and at least one survey between mid-May and August to cover the moderate and low suitability buildings (B-F). Should this not be undertaken in 2022, then an additional survey between mid-May and September will also be required for high and moderate suitability buildings.

Bird nests and barn owl roosting were both also present and will need to be mitigated for. Information provided in this report is adequate for the present, so unless updated by further evidence from surveys next year, we can draw up appropriate conditions for these when the application can be considered for determination with the submission of further bat activity surveys.

Kind regards

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:

Subject: NYM/2021/0832/FL Red Farm Barns, High Street, Egton
Date: 12 November 2021 13:22:47

Dear Megan,

Elsbeth will comment on the presence of bats in the out-buildings separately.

It is not clear whether an external lighting will be installed outside and around the proposed dwellings and car bays. If this is the case then an external lighting condition will need to be added if this application is approved to be in accordance with our Dark Skies policy.

Can the applicant confirm whether the approx. 50m of mature hedgerow will remain intact. If not I will comment further.

Regards,

Holly Ramsden
Conservation Officer

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



YorkshireWater

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Your Ref: NYM/2021/0832/FL
Our Ref: X019771

11th November 2021

Dear Sir/Madam,

Red Farm Barns, High Street, Egton – Conversion of agricultural barns to 3 principal residence dwellings with associated amenity spaces, landscaping works and parking, use of and alterations to 2 barns for storage and parking and creation of parking associated with Red House Farm

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority. (To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

1.) It is noted from the submitted planning application that surface water is proposed to be drained to soakaway – Yorkshire Water fully endorses this means of surface water disposal.

Yours faithfully

Reuben Thornton
Developer Services Team



From:
To:
Subject: Planning 25/10/21 - 31/10/21
Date: 03 November 2021 17:46:50

Hello,

If the following applications are approved, please can a bat informative be included in the decision notice;

NYM/2021/0842/LB - Red House Farm, Cowbar Lane, Cowbar
NYM/2021/0839/FL - Red House Farm, Cowbar Lane, Cowbar
NYM/2021/0835/LB - Red Farm Barns, High Street, Egton
NYM/2021/0832/FL - Red Farm Barns, High Street, Egton
NYM/2021/0837/FL - The Old Vicarage, Toftly View, Newton upon Rawcliffe
NYM/2021/0703/FL - Clover Hill Farm, Mars Lane, Scaling

If the following applications are approved, please can a bird informative be included in the decision notice;

NYM/2021/0842/LB - Red House Farm, Cowbar Lane, Cowbar
NYM/2021/0839/FL - Red House Farm, Cowbar Lane, Cowbar
NYM/2021/0835/LB - Red Farm Barns, High Street, Egton
NYM/2021/0832/FL - Red Farm Barns, High Street, Egton
NYM/2021/0837/FL - The Old Vicarage, Toftly View, Newton upon Rawcliffe
NYM/2021/0703/FL - Clover Hill Farm, Mars Lane, Scaling

If the following applications are approved, please can a swift informative be included in the decision notice;

NYM/2021/0842/LB - Red House Farm, Cowbar Lane, Cowbar
NYM/2021/0839/FL - Red House Farm, Cowbar Lane, Cowbar
NYM/2021/0835/LB - Red Farm Barns, High Street, Egton
NYM/2021/0832/FL - Red Farm Barns, High Street, Egton
NYM/2021/0703/FL - Clover Hill Farm, Mars Lane, Scaling

Many thanks,

Ellie Davison
Conservation Trainee

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

From:
To:
Subject: RE: NYM/2021/0832/FL
Date: 27 October 2021 16:39:33

Good afternoon

The next meeting is 16 November and a response will be sent 17 November.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From: planning
Sent: 27 October 2021 11:27
To:
Subject: NYM/2021/0832/FL
Importance: High

Reference: NYM/2021/0832/FL.

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
Tel: 01439 772700
www.northyorkmoors.org.uk

From:
To:
Subject: Red Farm Barns, High Street, Egton - conversion of agricultural barns to 3 no. principal residence dwellings etc. NYM/2021/0832/FL
Date: 27 October 2021 13:36:23

FAO Megan O'Mara

Red Farm Barns, High Street, Egton - conversion of agricultural barns to 3 no. principal residence dwellings etc. NYM/2021/0832/FL

I refer to your e-mail of the 27th October 2021 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

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