

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0895/FL

Development description: alterations to and change of use of garages to form commercial kitchen and billiard room to be used in association with existing events venue

Site address: Egton Manor, Barnards Road, Egton Bridge

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Mr Oliver and Mrs Laura Foster
Egton Manor , Barnards Road, Egton Bridge, Whitby, North Yorkshire, YO21 1UY,

Agent: Compass Point Planning
fao: Ms Andrea Long, The Old Vicarage, Victoria Square, Lythe, Whitby, North Yorkshire, YO21 3RW

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s) delete as appropriate

Condition(s)

Condition number	Condition code	Condition text									
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>									
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Plans and Elevations</td> <td>D11473-03 Rev L</td> <td>5 November 2021</td> </tr> <tr> <td>Email regarding Extractor Unit</td> <td>N/A</td> <td>10 January 2022</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Plans and Elevations	D11473-03 Rev L	5 November 2021	Email regarding Extractor Unit	N/A	10 January 2022
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Plans and Elevations	D11473-03 Rev L	5 November 2021									
Email regarding Extractor Unit	N/A	10 January 2022									
3	RSU000	<p>The commercial kitchen and billiard room hereby approved shall be used only in association with the existing events venue at Egton Manor as approved under application NYM/2019/0299/FL and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.</p>									
4	MATS40	<p>Detailed Plans of Window Frames Required</p> <p>No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed 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.</p>									

5	MATS54	Trickle Vents Shall Not be incorporated into Windows 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.
6	MATS30	Doors - Details of Construction to be Submitted No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors 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.
7	MATS47	The external face of the frame to all new windows and doors shall be set in a reveal of a minimum of 200mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with Strategic Policy A of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the NYM National Park.
4	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality

		and that the special qualities of the National Park are safeguarded.
5	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Consultation responses

Parish

No objection – 15 December 2021

Highways

No objection – 25 November 2021

North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority

No objection – 26 November 2021

Environmental Health

No objection – 25 November 2021

Publicity expiry

Advertisement/site notice expiry date: 22 December 2021



This photo shows the southern of the outbuilding to be used as the commercial kitchen and billiard room.



This photo shows the east elevation of the building, including the cupboard under the stairs in which the extractor is to be installed.

Background

Egton Manor is a Grade II listed building south of Egton Train Station. The site comprises the Manor House and various traditional stone outbuildings, which are listed in their own right. In 2019, planning permission was granted for the use of the Manor, grounds and outbuildings as an events venue under application NYM/2019/0299/FL.

This application seeks planning permission for the change of use of an existing outbuilding to form a commercial kitchen and billiards room to be used in association with the existing events venue. The application also includes alterations including the replacement of the existing doors with windows, together with the installation of an extraction flue under the external stairs on the east elevation of the building.

The Listed Building Consent application NYMJ/2021/0896/LB accompanies this application and relates to the external and internal alterations to the building.

Main issues

Relevant Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form.

Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy states 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

Policy ENV11 relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Policy BL1 relates to the development of new or expansion of existing employment or training facilities. The policy states that development within Smaller Villages will only be permitted where it reuses existing permanent buildings, or where it forms a small extension of an existing building. All proposals for employment and training development will be expected to demonstrate that the scale and location of the proposal would not individually or cumulatively be detrimental to the character and appearance of the local and wider landscape, that the site can be safely accessed by the existing road network, that there is sufficient land and storage space attached for the functional needs of the proposed use, including parking space and space for manoeuvring vehicles and that and finally that there is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

Discussion

This application seeks planning permission to change the use of the existing garage building to form a commercial kitchen and billiard room to be used in association with the existing events venue on site. It is considered that the change of use is in accordance with Policy BL1 in that it makes use of an existing building, of which the alterations are minimal and not considered to be harmful. It is also considered that the proposed use is unlikely to have a wider impact on the surrounding area in terms of noise and activity. The change of use will not increase the number of events at the site and will replace the need for temporary kitchen facilities with a permanent catering kitchen on site; which the applicant's state will be more appropriate in the winter months. It has been conditioned that the facilities hereby approved are to be used in association with the events business only and for no other purpose.

In regard to the external alterations, these are minimal and due to the listed status of the building, the Authority's Building Conservation team have been consulted for their comments. They consider that on the whole, the alterations are sympathetic to the host building and surrounding setting. The applicant gave numerous options for the site in which the extraction flue was to be installed and the Authority's Building Conservation team chose option C, which will see the extraction unit installed in an external wall on the east elevation under an external staircase. It was considered that this location would have the least visual impact on the listed building.

Therefore, in view of the above, it is considered that the proposed development is in accordance with the Authority's adopted policies and as such the application is recommended for approval.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.