

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0896/LB

**Development description:** Listed Building consent for internal and external alterations to garages to facilitate use as 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:

### 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 Descriptio</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 Descriptio	Document No.	Date Received	Plans and Elevations	D11473-03 Rev L	5 November 2021	Email regarding Extractor Unit	N/A	10 January 2022
Document Descriptio	Document No.	Date Received									
Plans and Elevations	D11473-03 Rev L	5 November 2021									
Email regarding Extractor Unit	N/A	10 January 2022									
3	MATS30	<p>Doors - Details of Construction to be Submitted</p> <p>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.</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</p>									

		accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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	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.
7	MATS00	Details of any pointing, internal plastering and insulation shall be submitted to and approved in writing by the Local Planning Authority prior to these works commencing.
8	MATS00	All new internal stud walls shall scribe around any current features, unless otherwise agreed in writing by the Local Planning Authority.
9	MATS73	External Fixtures  No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

**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	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.
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 Policy ENV11 which seeks to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
8	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Policy ENV11 which seeks to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
9	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

### Publicity expiry

Advertisement/site notice expiry date: 22 December 2021



This photo shows the southern elevation of the outbuilding with the openings to be glazed.



This photo shows the eastern elevation of the outbuilding, including the external staircase under which the extraction unit 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 is accompanied by NYM/2021/0865/FL which 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.

This Listed Building Consent application relates to the external and internal alterations to the building which includes replacement of the existing garage doors with windows and the installation of an extraction unit on an external wall. The application also includes various minor internal alterations.

## Main issues

### Relevant Policies

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.

### Discussion

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.

The proposed internal alterations needed to facilitate the change of use of the building are minimal and the Authority's Building Conservation team does not consider that the works will be harmful to the appearance or integrity of the host listed building.

Overall, it is considered that the proposed works are sympathetic to the listed building and the surrounding area and as such it is recommended that listed building consent is granted.

#### 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.