

**From:** [Elspeth Ingleby](#)  
**To:** [Megan O'Mara](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2021/0908/FL - Ivy Cottage, High Street, Egton  
**Date:** 27 January 2022 16:55:35

---

Dear Megan

This application is accompanied by a Bat, Breeding Bird and Barn Owl survey report dated August 2021. This identifies the larger of the outbuildings as of low suitability for bat roosts, whilst the other two buildings were of negligible suitability for bats. There were a few potential bat roost features identified in the main outbuilding, but these could all be checked for presence and were clearly not in use. No evidence of bird nesting or barn owl presence was found.

On this basis I have no objection to the application, but please condition section 9 of the report which requires either a pre works emergence survey of ecologist supervised roof strip, along with a bat box for enhancement purposes.

Please include the external lighting condition.

Best wishes

Elspeth

**Elspeth Ingleby MA<sup>Cantab</sup> ACIEEM**

**Ecologist**

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

**From:**  
**To:** [Planning](#)  
**Subject:** Planning 20/12/21 to 02/01/22  
**Date:** 21 January 2022 17:08:25

---

Hi,

If the following are approved, please can a bat informative be included:

NYM/2021/1018/LB - Balmoral House, Church Street, Staithes  
NYM/2021/1017/FL - Balmoral House, Church Street, Staithes  
NYM/2021/1016/FL - The Butchers Shop, High Street, Staithes  
NYM/2021/1014/FL - 19 Bridgefoot, Gill Lane, Rosedale Abbey  
NYM/2021/1013/FL - 74 Iburndale Lane, Sleights  
NYM/2021/1006/FL - The Stables, Main Street, Oldstead  
NYM/2021/0963/FL - Roxby Manor, Pickering Road, Thornton-Le-Dale  
NYM/2021/0908/FL - Ivy Cottage, High Street, Egton  
NYM/2021/0997/LB - Hot House to south east of Busby Hall, Carlton In Cleveland  
NYM/2021/0994/FL - 10 The Cliff, Iburndale  
NYM/2021/0982/FL - Folly Cottage, 3 Sneaton Hall Cottages, Sneaton  
NYM/2021/0890/FL - 5 Black Horse Lane, Swainby

If the following are approved, please can a bird informative be included:

NYM/2021/0963/FL - Roxby Manor, Pickering Road, Thornton-Le-Dale  
NYM/2021/0908/FL - Ivy Cottage, High Street, Egton  
NYM/2021/0997/LB - Hot House to south east of Busby Hall, Carlton In Cleveland  
NYM/2021/0994/FL - 10 The Cliff, Iburndale  
NYM/2021/0982/FL - Folly Cottage, 3 Sneaton Hall Cottages, Sneaton

If the following are approved, please can a swift informative be included:

NYM/2021/0963/FL - Roxby Manor, Pickering Road, Thornton-Le-Dale  
NYM/2021/0908/FL - Ivy Cottage, High Street, Egton  
NYM/2021/0997/LB - Hot House to south east of Busby Hall, Carlton In Cleveland  
NYM/2021/0994/FL - 10 The Cliff, Iburndale

All the best,

Ellie Davison  
Conservation Trainee

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

**From:**  
**To:** [Planning](#)  
**Subject:** FW: NYM/2021/0908/FL  
**Date:** 19 January 2022 10:31:28

---

*Good morning*

*The council had no objections to this application*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*

---

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM21/0908/FL**  
**Proposed Development:** conversion of outbuilding to home office  
**Location:** Ivy Cottage, High Street, Egton  
**Applicant:** Mr G Withers

**CH Ref:** **Case Officer:** Ged Lyth  
**Area Ref:** 4/32/269 **Tel:**  
**County Road No:** **E-mail:**

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 23 December 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 proposals are not anticipated to have any impact on the amount of traffic going to or from the application site.

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

<b>Signed:</b>  <p style="text-align: center;"><i>Ged Lyth</i></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<b>Issued by:</b>  Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ <b>e-mail:</b>
---	---

**From:**

**Subject:** RE: NYM/2021/0908/FL

**Date:** 22 December 2021 15:35:10

---

*Good afternoon*

*The next meeting is 18 January, the response can be sent 19 January.*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*

---

---

**From:**  
**To:** [Planning](#)  
**Subject:** Ivy Cottage, High Street, Egton - Application for conversion of outbuilding to home office  
NYM/2021/0908/FL  
**Date:** 22 December 2021 09:57:58

---

FAO Miss Megan O'Mara

**Ivy Cottage, High Street, Egton - Application for conversion of outbuilding to home office  
NYM/2021/0908/FL**

I refer to your e-mail of the 21<sup>st</sup> December 2021 in respect of the above application. I hereby confirm that I have no objections 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

**DISCLAIMER**

This email (and any files transmitted with it) may contain confidential or privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful - you should therefore return the email to the sender and delete it from your system.

For information about how we process data please see our Privacy Notice at [www.scarborough.gov.uk/gdpr](http://www.scarborough.gov.uk/gdpr)

Any opinions expressed are those of the author of the email, and do not necessarily reflect those of Scarborough Borough Council.

Please note: Incoming and outgoing email messages are routinely monitored for compliance with our policy on the use of electronic communications. This email has been checked for the presence of computer viruses, but please rely on your own virus-checking procedures.

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0908/FL - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 21 December 2021 18:55:06

---

No objections to the proposal for conversion. I would ask that the number of rooflights be reduced to one omitting the one on the southern slope. Or that glazed pantiles be used rather than rooflights given that there are ample other means of escape or ventilation.

Consideration should be given to the design of the glazed lobby that would benefit from a pantiles or sheeted roof with a steeper pitch that had a bit of an overhang to create stronger shadow lines to reduce the bulk of the frame.

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Comment Type is Comment  
Letter ID: 580795