

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0759

**Development description:** change of use of existing nursery to School classroom, part of existing School to nursery and first floor of presbytery to class rooms, removal of window and replacement with door together with erection of fencing and gates

**Site address:** St Hedda's Catholic Primary School, Egton Bridge

**Parish:** Egton

**Case officer:** Miss Megan O'Mara

**Applicant:** Nicholas Postgate Catholic Academy Trust

**fao:** Mr Gareth James, Saltersgill Avenue, Middlesbrough, TS4 3JP, UK

**Agent:** Shuttleworth Picknett & Associates LLP

**fao:** Mr David Shield, 1 Burdon Way, Stokesley, Middlesbrough, TS9 5PY,

## 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 Description Received</th> <th>Document No.</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Schedule of Works</td> <td>Rev 1</td> <td>17 March 2022</td> </tr> <tr> <td>Boundary Fencing</td> <td>00 - 07 Rev C10</td> <td>17 March 2022</td> </tr> <tr> <td>External Door to EYFS</td> <td>00-14</td> <td>17 March 2022</td> </tr> <tr> <td>Existing and Proposed North Elevation</td> <td>0003 Rev P1</td> <td>17 March 2022</td> </tr> <tr> <td>Boundary Fencing in Elevation</td> <td>00-07 Rev C01</td> <td>17 March 2022</td> </tr> <tr> <td>Playground Railings Elevation</td> <td>00-13 Rev C02</td> <td>17 March 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 Received	Document No.	Date	Schedule of Works	Rev 1	17 March 2022	Boundary Fencing	00 - 07 Rev C10	17 March 2022	External Door to EYFS	00-14	17 March 2022	Existing and Proposed North Elevation	0003 Rev P1	17 March 2022	Boundary Fencing in Elevation	00-07 Rev C01	17 March 2022	Playground Railings Elevation	00-13 Rev C02	17 March 2022
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3	RSU001	<p>Use Restricted to That Specifically Proposed (inserts)</p> <p>The ground, first and second floor of the presbytery shall not be used other than as school classrooms and associated facilities (F1) and shall not be used for any other purpose (including any other purpose in Class F of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).</p>																					
4	RSU001	<p>Use Restricted to That Specifically Proposed (inserts)</p> <p>The former classroom within the main school shall not be used other than as Nursery and shall not be used for any other purpose</p>																					

		(including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
5	GACS00	The Nursery hereby approved shall not be open outside the hours of 07:30 to 18:30 Monday to Friday. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
<b>Reason(s) for condition(s)</b>		
<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
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 future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4	RSU000	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan , which seek to enhance and conserve the special qualities of the National Park and ensure that development does not have an

		adverse effect on the amenities of adjoining occupiers.
5	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.

## Consultation responses

### Parish

No objections – 20 October 2021

### Publicity expiry

Advertisement/site notice expiry date: 25 February 2022

## Background

The development site comprises a former chapel that was historically converted into a school, presumably following the construction of a new church, and a former presbytery. The buildings are all traditional but various forms of construction and all of which are Grade II listed buildings. The development site is located within the Egton Bridge Conservation Area.

This application seeks planning permission for a change of use of the presbytery from mixed residential and nursery to school classrooms. The application also includes the change of use of a classroom within the main school to form a nursery, together with the erection of replacement railings and fences around the school grounds.

## Main issues

### Local Plan 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 L relates to Community Facilities Development. The policy states that development that would result in the loss of a community facility or would compromise its use will not be permitted, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed through application of the viability and marketing tests set out at Appendix 2. The provision of new health,

sport, education and other community facilities will only be permitted within the main built up area of Helmsley or one of the Larger Villages where the facility is intended to serve both the immediate and/or the wider locality; or within the main built up area of one of the Smaller Villages where the facility is intended to serve the immediate locality only; or in other locations, as an exception to Strategic Policy B, where there are no suitable sites in Helmsley or a Larger or Smaller Village.

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

The change of use of the presbytery to provide additional classrooms and change of use of the former classroom to a nursery is considered to be in line with Strategic Policy L in that the development will not result in a loss of community facilities. It is not considered that the development will have a negative impact on the surrounding area or neighbouring residential amenities. No objections have been raised in response to the proposals.

In regard to the proposed external alterations, the applicants have worked closely with the Authority's Building Conservation team to ensure that an appropriate and sympathetic scheme is achieved. Following minor amendments to the door detailing, fences and railing, it is considered that the proposals are in line with Strategic Policies C and I and Policy ENV11. The scheme is sympathetic to the host listed building and surrounding Conservation area and as such the Authority's Building Conservation team has no objections to the application.

In view of the above, 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 recommended changes to the proposal including door, fence and railing details, so as to deliver sustainable development.