

Victoria Wharton Architectural Design  
7 Red Scar Lane  
Newby  
Scarborough  
YO12 5RH

Your ref:  
Our ref: NYM/2022/0192  
Date: 14 April 2022

Dear Ms Wharton

**Application for conversion of store to living accommodation and construction of shed at Raincliffe Barn, Low Road, Throxenby**

I am writing to update you on the progress of your applications. In addition to the above application, I also refer to the Listed Building Consent application NYM/2022/0206.

I have now had the opportunity to visit the site and assess the proposals against the Authority's adopted policies and Design Guidance. I have also now received comments from the Authority's Building Conservation and Ecology teams. You are advised that, in principle the Authority would have no objection to the conversion of the existing store/workshop into living accommodation. However, I have some concerns in regard to the shed element of the proposals and the design of the new openings. Therefore, in order that the Authority can support the proposals, the following points should be considered.

I would be grateful if consideration is given to the removal of the shed element from the application. The Authority would be unable to support the construction of the shed as this would be contrary to the principles outlined in the NYMNP Design Guide Part 4: The Re-use of Traditional Rural Buildings, which outlines that the introduction of domestic paraphernalia such as sheds can undermine the rural character and setting of buildings both within settlements and within the open countryside. Raincliffe Barn is also Grade II Listed Building and further domestic paraphernalia would harm the asset's significance. I understand that there is a dwarf wall structure already present, however a domestic shed was approved by the Authority in 2011 and as such, further works to introduce storage to the curtilage would not be supported.

Further to this, I would be grateful for the submission of the following further details consideration of the following amendments:

- You are advised that the opening to the east elevation should replicate the garage doors adjacent, omitting the glazing. The Authority would also require cross sectional and constructional details to reflect this.
- For the west elevation to the courtyard, I can advise that a timber framed glazed screen recessed as far as practically possible could be acceptable. However, there are some concerns regarding the light pollution from this elevation and its impact on dark skies qualities (as outlined in Policy ENV4 of the NYM Local Plan). Therefore, I would be grateful

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for the incorporation of measures to exclude light, such as full shutters or blinds to be used during periods of darkness. Further to this, I would be grateful for further details regarding the proposed glazing thickness and cross sectional and constructional details of the units to be installed.

- I note the application form proposes the use of 12.5 plasterboard and skim for the ceiling. I would be grateful for consideration of the use of materials such as natural fibre insulation and lime plaster. This would allow the building to breathe and would help to mitigate against any issues in the future. As such, the Authority would require further details regarding the materials to be used in this area of development and the specification and mix ratios for the lime plaster.

The local Highways Authority have also raised some concerns in relation to the development and have asked for a pre- commencement condition to be attached to any recommendation for approval, to mitigate concerns regarding the safety of other highway users.

The Highways Authority require that the final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway, before the development is brought into use. Further to this, a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. I have attached the letter from the Local Highways Authority outlining these comments for your information.

I would be grateful if you could confirm that your client would agree to this pre- commencement condition being applied to any recommendation for approval.

I trust the above outlines the Authority's position. I would be grateful for the receipt of the amendments and further details at your earliest convenience. Should you have any questions, please do not hesitate to contact me.

Yours sincerely

L. Gibson  
Miss Lucy Gibson  
Planning Assistant