

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0499**

Proposed Development: Application for conversion of outbuilding to form holiday let with associated parking and garage to serve Oak Tree House

Location: Oak Tree House, Egton Bridge

Applicant: Mr & Mrs S & J Money

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/275 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 4 August 2022

FAO: Lucy Gibson **Copies to:**

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From:
To: [Planning](#)
Subject: Planning 11/07/22 to 17/07/22
Date: 01 August 2022 14:41:17

Hello,

If approved, can I please get a bat informative for:

NYM/2022/0522 - Bankfield, Rectory Lane, Thornton-le-Dale
NYM/2022/0499 - Oak Tree House, Egton Bridge
NYM/2022/0419 - Annexe at 33 Ellerstang, Church Street, Castleton
NYM/2022/0528 - Overbridge, Dikes Lane, Great Ayton
NYM/2022/0520 - 6 Prospect Field, Hawsker
NYM/2022/0323 - Beak Hill Farm, Raisdale, Chop Gate
NYM/2022/0473 - Plantation Barn, Roxby Terrace, Thornton le Dale
NYM/2022/0254 - Rawson Syke, Daleside Road, Farndale East
NYM/2022/0514 - Foresters House, Cleveland Way, Helmsley
NYM/2022/0510 - land north west of Pineview Lodge, Low Moor Road, Stape

If approved, can I please get a bird informative for:

NYM/2022/0522 - Bankfield, Rectory Lane, Thornton-le-Dale
NYM/2022/0499 - Oak Tree House, Egton Bridge
NYM/2022/0419 - Annexe at 33 Ellerstang, Church Street, Castleton
NYM/2022/0528 - Overbridge, Dikes Lane, Great Ayton
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If approved, can I please get a swift informative for:

NYM/2022/0499 - Oak Tree House, Egton Bridge
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NYM/2022/0510 - land north west of Pineview Lodge, Low Moor Road, Stape

All the best,

Ellie Davison
Conservation Trainee

(she/her)

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

From:
To:
Cc: [Planning](#)
Subject: NYM/2022/0499 Oak Tree House, Egton Bridge
Date: 01 August 2022 14:13:16

Hi Lucy,

The Bat, Breeding Bird and Barn Owl Survey (MAB 2022) states that the buildings onsite support maternity roost of brown long-eared bats and building two supports two day roosts for a whiskered/Brandt's and Daubenton's bat. A European Protected Species licence will be required for the development to proceed. Provision of a copy of this licence should be secured as a condition of any consent. The mitigation measures included in the report should also be secured as a condition of any consent.

Best wishes,

Zara Hanshaw ACIEEM
Assistant Ecologist
[\(she/her\)](#)

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

From:
To: [Planning](#)
Subject: RE: NYM/2022/0499
Date: 21 July 2022 11:19:09
Attachments: [image001.png](#)

Good morning

The next council meeting is 6 September. We can send comments after this if that is ok.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0499 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 20 July 2022 15:25:01

Oak Tree House, Egton Bridge

NYM/2022/0499

Conversion of outbuilding to form holiday let with associated parking and garage to serve Oak Tree House

Consultee response

Reviewing this application and the proposed development, I can see that careful consideration through the pre-application stage has ensured any harm to the character of the building or Conservation Area have been minimized. However, the following conditions need to be applied:

- No work shall commence on the installation of any replacement or new windows (including glazing) 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. The applicant should aim for accurate copies.
- 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.
- The lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone to match the existing in terms of dimension, tooling, shape, geology, colour and texture and shall be maintained in that condition in perpetuity.
- No work shall commence on the installation of any roof lights in the development hereby approved until full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. The roof lights shall be conservation style roof lights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority
- 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 (including glazing) 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.
- No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- All new stonework used in the development hereby permitted shall match that of the existing building including the colour, geology and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
- Details of any pointing or mortar mixes used in the development are to be submitted to and approved by the local planning authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 591731