

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0841

Development description: non material amendment to planning approval NYM/2021/0947/FL to allow exterior cladding, erection of canopy, retention of window, alterations to rooflights and to the footprint

Site address: Egton Slaughterhouse, High Street, Egton

Parish: Egton

Case officer: Mrs Hilary Saunders

Applicant: Towbar Express Lyd

fao: Andrew Stanforth, The Old Surgery, Egton, YO21 1TX

Agent: Mass Architecture

fao: Ms Charlotte Harrison, 106 Micklegate, York, YO1 6JX,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the installation exterior timber cladding, erection of canopy, retention of window, alterations to rooflights and to the footprint as shown on the following document(s):</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed plans</td><td>10006</td><td>18/11/2022</td></tr><tr><td>Proposed elevation</td><td>10007</td><td>18/11/2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2021/0947/FL.</p>	Document Description	Document No.	Date Received	Proposed plans	10006	18/11/2022	Proposed elevation	10007	18/11/2022
Document Description	Document No.	Date Received									
Proposed plans	10006	18/11/2022									
Proposed elevation	10007	18/11/2022									

Document title

Consultation responses

Parish

No comments received

Highways

No comments

North Yorkshire Fire & Rescue

No objections/observations

Third party responses

None

Publicity expiry

N/A

Building to be clad with vertical timber rather than render



Background

The application comprises a previous slaughterhouse building now used by a business known as Towbar Express. It is located within the Egton Conservation Area and set behind residential properties.

Planning permission was granted in 2021 to convert the abattoir to offices, re-roofing the main abattoir building, outbuilding and barn, removal of single storey front extension and construction of a new single storey front extension and the construction of an accessible principal entrance.

This application is for a non-material amendment to the permission comprising the cladding of the single storey building with vertical timber rather than stone cladding along with a timber canopy over the main entrance. It is also proposed to retain a window and install of one additional rooflight in that flat roof element due to the re-organisation of interior with one additional rooflight to serve directors office. The footprint would also be reduced with the straightening of north boundary wall.

In support of the application it is stated that:-

The timber cladding improves the visual appearance of the existing building, with the matching timber canopy providing shelter to the main entrance. Moving the footprint of the new build element away from the trees on the northern boundary will simplify the construction of the retaining wall.

The existing window opening adjacent to the platform lift, has been retained. The floor layout has been revised so that the window could be used, to let natural light into the WC.

Main issues

Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high-quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular.

Material Considerations

It is considered that the timber cladding would be an improvement from the original cladding approved, and the simple flat roof canopy would be an extension of the existing flat roof and be simple in appearance. Furthermore, the addition of one rooflight within office space would not be likely to have an adverse impact on the dark skies above, as in terms of the use, it is unlikely to be lit internally throughout the night.

In terms of visual impact, this would be in the flat roof element and would not have a detrimental impact on the character of the conservation area.

The principal of the development of this site has already been accepted and the proposed amendments to the window surround details would comprise a minor addition and would not have a detrimental impact on the character and design of the dwellings.

In view of the above, approval is recommended.