

From:
Sent: 23 October 2023 12:39
To: Planning
Subject: Comments on NYM/2023/0343 - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email:

Holding Comment

Thank you for re-consulting me on this application.

As mentioned previously, we do not support the proposal for a close boarded fence in-between the barn. This type of fence is of a residential design and not one seen in an agricultural setting. It also creates a 'hard' separation between the two proposed cottages formed from the one barn. The proposal is for a dry stone wall either side of the barns (proposed) courtyard, this is seen as acceptable, height, style and materials of this will need to be conditioned. Separating this courtyard a timber post and rail fence should be used or at most an metal estate railing fence. This fence can be supported with mature planting either side to create a sense of enclosure to the holiday cottage gardens.

Apart from this, the proposal has now been amended to a suitable degree and is in principle considered acceptable. The following should be conditioned:

GPMT01 External materials to be approved (RSN GPMT01)
GPMT02 Materials - sample panel of materials, covers entire building (RSN GPMT01)
GPMT03 External materials to match (RSN GMT01)
BC04 Conversion – interior treatment submit details (RSN BC02) (insert(s)/deletion(s))
BC05 Rebuilding schedule of works – submit details (RSN BC02) (insert(s)/deletion(s))
BC07 External fixtures (RSN BC04)
BCMT05 Pointing (RSN BCMT01)
BCMT06 Raking out of joints – sample required (RSN BCMT01)
BCMT07 Plasterwork/render (RSN BCMT01)
BCMT08 Hand tooling (RSN BCMT01)
BCMT09 Fenestration – details of construction to be submitted (RSN BCMT02)
BCMT10 Lintels and cills to be approved (RSN BCMT02)
BCMT02 Handmade clay pantiles to be used (RSN BCMT01) Thanks ALR

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: 613858

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0343
Date: 01 October 2023 12:08:18

NYM/2023/0343 Manor House Farm, Troutsdale Application for partial rebuilding and conversion of barn to form two holiday letting cottages with amenity spaces

The above application has been considered by Hackness and Harwood Dale Group Parish Council councillors and in exercise of my delegated powers I would confirm no objections are offered. Please ensure that any external lighting is dark skies compliant.

Please note the Parish Council Chairman declared a personal interest in this application and offered no views (he works for the applicant but has no dealings with the properties).

--

J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: NYM23/0343

Proposed Development: partial rebuilding and conversion of barn to form two holiday letting cottages with amenity spaces

Location: Manor House Farm, Troutdale

Applicant: Mr John Guthrie

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/54/19E **Tel:**

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

To: North York Moors National Park Authority **Date:** 28 September 2023

FAO: Hilary Saunders **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 application proposes to convert a disused and dilapidated barn into two holiday cottages. The original design showed design and the application showed that each cottage would have two bedrooms, however amended plans now show three bedrooms. Some of the existing old farm buildings and the farm house itself have also been converted to holiday letting accommodation currently for upto a total of 13 guests. The proposed two three bed units for upto 6 guests each, would increase that to a potential total of 25 guests and their associated vehicles, for this one previous single farmstead. Troutdale Road which runs between the buildings of the application site is a twisting single track rural lane with occasional passing places. The potential increased number of vehicles unfamiliar with the route is of concern and the number of bedrooms should be reduced to limit the impact on the local highway network.

The parking arrangement is not shown on the submitted plans however the area to the rear of the buildings could accommodate parking. The access to the proposed rear parking area is currently loosely compacted stone and should be constructed to the LHA's required specification to prevent any further damage to the edge of the carriageway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No: **NYM23/0343**

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-03 New and altered Private Access Verge Crossing at MANOR HOUSE FARM, TROUTSDALE

The development must not be brought into use until the access to the site at **MANOR HOUSE FARM, TROUTSDALE** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the Standard Detail number E9A (bituminous) or E20 (concrete) and the following requirements.

- Any gates or barriers must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.
- 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 or proposed public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C New and altered Private Access or Verge Crossing – (MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire Council as the Local Highway Authority, is available to download from the Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No: **NYM23/0343**

Signed:

Kay Aitchison

for Corporate Director of Environment

Issued by:

*Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ*

e-mail:

Objection – 29th June 2023

Manor House Farm is a collection of 3 grade 2 listed buildings being: Manor Farmhouse, The Smithy (listed as; Outbuildings to East of Manor Farmhouse) and Stable with Attached barn north of Manor Farm House (of which this application relates).

Subsequently, this application has been determined in accordance with Section 16 the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF paragraphs 189, 195, 200 and 202, as well as, Policy ENV11 and CO12 of the North York Moors National Park Authority Local Plan.

The farmhouse and stables have both been renovated and/or converted for holiday use, the barn is proposed as the same. The barn at present in an awful condition after a collapse of the roof and the walls, it is such a shame a grade 2 listed building has been left to fall into this state.

After comparing pictures on file (from the last decade), there are now the presence of lintels/openings on the barn that was not there before. Therefore, any new openings must be taken into careful consideration. Excessive openings can alter the look and dilute the historical usage of the barn. The aim is for a sympathetic conversion that means its past use can still be ‘read’.

The rebuilding of the roof with an A frame, natural clay pantiles, stone water tabling and kneelers (as before) is not objected to. We would want to see sample materials of these at condition stage.

There are no details of the proposed wall materials and flooring. All walls should be lime plaster, insulation if needed should be wood fibre board (or another similar type of breathable insulation to protect the stone walls). Foam plasterboard is not supported as it will cause a build up of damp in the walls by being ‘non-breathable’. The floor should be limecrete with a breathable geotextile membrane and a foam glass aggregate and then the proposed timber flooring over the top. This type of ‘breathable’ floor will help prevent a build up of damp going into the stone walls surrounding and help preserve what little is left of the listed building.

The creation of a new doorway in the West elevation is not supported. There is a blocked up doorway in the South elevation that can be opened up and utilised rather than creating a new one. This type of design with a single central doorway on the longest elevation is a typical feature of barns in North Yorkshire.

The new upper floor window to the West elevation is supported, there isn’t evidence of a previous opening, but this window will match an existing one on this elevation (will not look out of place) but will also provide much needed light to the upper floors (adequate justification).

The north elevation seems to be missing on the plans, can this be provided for.

The threshing door on the North Elevation (with the ventilation slit on the gable end) is proposed to be half covered in timber, we would support this opening being fully glazed to create more light into the upper floor.

The large glazed lantern lights are not supported, they are dominating features and not regular for listed buildings. We would support 4 small conservation rooflights on this roof slope (only because of the lack of openings currently). Anymore would create a cluttered roofscape and damage the setting of the traditional farm building. The 2 cart door openings is objected to, this turns the building into a machinery/cart shed, whereas the barn was used for cattle with hay/straw in the top, historically. This previous use must always be able to be 'read'. We would accept one cart door opening (the one when looking directly at the east elevation on the right) with a timber supporting lintel. The cart door on the left should be left as a doorway as currently and glazed fully to provide light into the cottage. The retention of this door opening still maintains a good proportion of the original character of the barn.

The stone wall to the rear of the barn separating the two outside garden patios is objected to. This is seen as a more permanent 'hard landscaping' separation of the single barn. The middle boundary wall should be in timber post and rail (not close board), with hedging if needed for extra privacy. This stops the illusion that the barn was always in two parts and not one single outbuilding as well as being of a more 'temporary' looking nature.

In reference to Policy CO12 - Conversion of Existing Buildings in Open Countryside. Conversion of existing buildings in Open Countryside will only be permitted where:

1. The building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park;
2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report;
3. The building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings;
4. The building has reasonable access to necessary infrastructure, services and facilities;
5. The proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original.

The previous form (including openings) in the barn is crucial here to keep it as a curtilage listed building. If its form, materials and design changes excessively it will no longer be considered of architectural or historical significance and therefore it would go against Policy CO12 of the North York Moors National Park Authority Local Plan.

At present the proposed re-building of the grade 2 listed barn would not retain its previous form and character and so would be objected, not only for the damage to the grade 2 listed barn itself, but the effect on the setting on the surrounding grade 2 listed buildings also under chapter 16 of the National Planning Policy Framework paragraph 202.

ALR – Building Conservation

Holding Comment - 21st September 2023

Thank you for re-consulting me on this application.

As mentioned previously, all walls should be in lime plaster, insulation if needed should be wood fibre board (or another similar type of breathable insulation to protect the stone walls). Foam plasterboard is not supported as it will cause a build up of damp in the walls by being 'non-breathable'. The floor should be limecrete with a breathable geotextile membrane and a foam glass aggregate and then the proposed timber flooring over the top. This type of 'breathable' floor will help prevent a build up of damp going into the stone walls surrounding and help preserve what little is left of the listed building.

The shutters to the proposed door openings on the gable ends need to be removed as they will look cluttered when combined with the new proposed openings.

The plans for the South West Elevation gable end have now been provided for (overlooking the farmhouse). However, the ground floor proposed plan 1711/07B shows an opening on this Gable Wall, this is not shown on the proposed elevations, can this be amended to show what form this opening will take?

The small square window opening to the first floor has been changed to a threshing door, there is no need for this change apart from personal preference (the new door will only be half glazed and roughly the same size as the current window opening). This upper floor window opening needs to be returned to the square window opening as was previously, with a 6 over 6 timber window.

To the outside, separating the yard spaces is now a fence. As mentioned previously, close boarded fencing will not be acceptable, so further details of this fencing is needed (post and rail approx. 1m in height is what we propose/with hedging); can be supplied at condition stage. The plans show a terrace area been created, can this be clarified, as well as the new steps leading up to it. What will this terrace be made of, how high will it be etc?

The window details are fine to be submitted at condition stage. However, the faux sash two over two style proposed is too residential in design for the former barn and so we would either want to see 3 over 1 light timber windows or just plain clear glazed openings to the windows. The windows should be set back by approx. 100mm from their openings as is traditional for farm buildings. There are concerns about the extent of new openings created and so the window frames (if not traditional 3 over 1) should be painted a dark colour (dark grey/black), to merge their frames into the opening and give the illusion of no glazing in the barn.

I have concerns about the new ground floor window opening on the West elevation. The rear of the building is already proposed to change dramatically, we would hope the elevation facing onto the road side would remain as historic as possible. With that said, this ground floor window needs to be half the size as is, no lintels or cills and have no glazing bars in its design. This is in order to distinguish it from the other openings on this elevation and to make it as least dominating as possible.

To make a sympathetic scheme, if this application was to be approved we would want to see the following conditions placed on:

BCMT05 Pointing (RSN BCMT01)

All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained in that condition in perpetuity.

BCMT06 Raking out of joints – sample required (RSN BCMT01)

No joints shall be raked out until a sample area which shall be at least 1m x 1m in size has been prepared on site for inspection and approved in writing by the Local Planning Authority. Joints in stonework should be carefully raked out utilising hand tools narrower than the width of the joint to a minimum depth of 1½ times the width of the joint or until sound mortar is reached. Power tools including drills, grinders must not be used. The work shall continue in accordance with the approved sample.

BCMT07 Plasterwork/render (RSN BCMT01)

All new or replacement plasterwork/render (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster/render shall thereafter be so maintained.

BCMT08 Hand tooling (RSN BCMT01)

The exposed surfaces of any new stonework or newly cut stone faces to the building to which this permission relates will be hand-tooled to match the existing stonework.

BCMT09 Fenestration – details of construction to be submitted (RSN BCMT02)

No work shall commence on the installation of any fenestration element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

BCMT10 Lintels and cills to be approved (RSN BCMT02)

The details (including tooling if necessary) of any new lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details hereby approved and shall be maintained in that condition in perpetuity.

BCMT02 Handmade clay pantiles to be used (RSN BCMT01)

The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity.

Thanks

ALR – Building Conservation

From:
To: [Planning](#)
Subject: Manor House Farm, Troutdale - Application for partial rebuilding and conversion of barn to form two holiday letting cottages NYM/2023/0343
Date: 20 September 2023 16:59:46
Attachments: [image001.png](#)

FAO Mrs Hilary Saunders

Manor House Farm, Troutdale - Application for partial rebuilding and conversion of barn to form two holiday letting cottages NYM/2023/0343

I refer to your e-mail of the 20th September 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG



From:
To: [Planning](#)
Subject: Comments on NYM/2023/0343 - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 15 September 2023 13:36:12

Holding Comment

Discussions are still on going for this conversion as part of the Listed Building Consent NYM/2023/0345, therefore the comments supplied by Building Conservation for that application are relevant here.

Will send them through email to be uploaded onto the system.

Many Thanks

ALR

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: 612362

From:
To: [Planning](#)
Subject: Manor House Farm, Troutsdale
Date: 15 September 2023 14:25:00

Your ref: NYM/2023/0343
Proposal: Application for partial rebuilding and conversion of barn to form two holiday letting cottages with amenity space
Address: Manor House Farm, Troutsdale

With reference to the above application, I confirm I have no objections in principle to the development, however, I am concerned that the plans submitted appear to show the route of escape for sleeping occupants in case of fire to be routed through via a high risk room, namely the kitchen, and would like to see this amended.

In addition, the property is on a private water supply. The applicant should be aware of the need for regular maintenance of the water disinfection system and testing of the water to ensure its wholesomeness.

Regards,

Stephanie Baines MCIEH
Technical Officer (Residential Regulation Team)
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

Web: www.northyorks.gov.uk