



Alan Campbell
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NYMNPA

01/07/2024

21st June '24

Ref: 1711

North York Moors National Parks
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

To: North York Moors national Park Planning

Partial rebuilding and conversion of barn to form two holiday letting cottages with amenity spaces at Manor House Farm, Troutsdale .Decision No. NYM/2023/0343
Confirmation of the discharge of various conditions attached to the Planning Approval

1. The development hereby permitted shall begin not later than three years from the date of this decision.

The development is intended to start in June '24

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Document Description Drawing No. Date Received

Location plan 1711/01A 30/05/2023

Ground floor layout as proposed 1711/07D 5/10/2023

First floor layout as proposed 1711/08C 5/10/2023

Elevations as proposed 1 1711/09B 5/10/2023

Elevations as proposed 2 1711/10B 5/10/2023

These drawing numbers are agreed

3. The holiday letting units hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

The stipulation regarding holiday use only with the attached letting conditions will be adhered to.

4. The units of holiday letting accommodation hereby permitted shall form and remain part of the current Planning Unit presently known as Manor House Farm as shown edged blue/red on the site location plan dated 8 June 2023. The holiday units shall not be let out or used in any way if the holiday letting units are functionally separated (either Freehold or Leasehold) and shall at all times remain together in the same overall Planning Unit.

The new cottages will remain part of the Manor House Farm complex for holiday use.

5. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the

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details so approved and shall be maintained in that condition in perpetuity.

Any new external lighting will be minimal and downlights only to be Dark Skies compliant details of the actual lights are yet to be decided and will be submitted when available.

6. Any pointing in the development hereby permitted 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). 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 pointing shall thereafter be so maintained in that condition in perpetuity.

The correct lime based mortar will be used throughout. A panel of the existing stone has been repointed in the appropriate manner and is available on site for inspection.

7. 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.

We are expecting that the re-costruction of the upper parts of the existing wall can all be achieved with stone recovered from the collapsed areas. If any additional stonework is requires Dring Brothers have been approached who can match the stone

8. 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.

See attached details of doors and windows

9. 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.

The windows in the intended alterations are all within existing openings so the cills and lintels remain as existing except for the new "cart opening" to cottage 1 and the two doorways on the end gables one of which is an old doorway re-opened and the other will have lintels and thresholds to match the existing openings.

10. 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.

Reclaimed natural clay pantiles to match the ones lost in the building collapse have been sourced and a sample is available on site for inspection.

11. 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.

A road crossing to give access to the roadway already exists and no further works are required.

12. Prior to the development hereby approved being first brought into use, details of the provision of bat boxes within the site, as well as other measures.

Bat boxes and other bird boxes already exist on site so no further provisions are required.

13. Notwithstanding the details shown on the approved plans, no works shall commence to install a boundary treatment between the rear terraces until details of that boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details and shall be maintained in perpetuity.

Details of proposed external fencing/boundary treatments have not yet been finalised and will be forwarde as soon as they become available.

14. This permission/consent has been granted in accordance with the details specified in the survey prepared by T M Hunt Chartered Building Engineer MCABE dated 14 July 2023. More extensive works of demolition, alteration or rebuilding that does not accord with these details will render the permission invalid and will require a further grant of planning permission and/or Listed Building consent from the Local Planning Authority.

There will be no additional works required over and above the structural engineers comprehensive report

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