

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Egton

Application No. NYM/2016/0403/FL

Proposal: alterations and extension to existing School store building to form new teaching space

Location: Egton C of E Primary School  
Egton

Decision Date: 27 July 2016

## Consultations


Parish – No objections

Site Notice Expiry Date – 23 June 2016

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.						
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents:  <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plan and Elevations</td><td>C.15.20 (00)2B</td><td>27 July 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed Plan and Elevations	C.15.20 (00)2B	27 July 2016
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Proposed Plan and Elevations	C.15.20 (00)2B	27 July 2016						
3.	MATS00	All new stonework and roofing slates used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.						
4.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						
5.	MATS61	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.						
6.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						

  
27<sup>th</sup> July 2016

Application Number: NYM/2016/0403/FL

### Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at <a href="http://www.groundstability.com">www.groundstability.com</a>

### Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSN MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4-6.	RSN MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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**Application Number: NYM/2016/0403/FL**

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**Background**

This application is for alterations and extensions to an existing school store building to form a new teaching space at Egton C of E Primary School, Egton.

The school is located to the south of Egton village within the Conservation Area in an area surrounded by agricultural land, small fields largely used for grazing. The land falls away steeply to the south and east towards the Esk Valley and the lower settlement of Egton Bridge.

The building is a Victorian village school constructed in 1874 and recently enlarged with a modern classroom to the rear. The building is of stone construction with a slate roof finished with terracotta ridge tiling. At the north end, the school building is attached to a dwelling known as The School House.

To the side of the rear playground is a single storey store building of stone and slate construction which would have probably accommodated the toilets for a Victorian School. This application proposes to extend this building with a gable to the south to create a 30 sqm internal teaching space with a toilet and sink area. A new door way and steps down to the playing field are proposed on the eastern elevation and one doorway will be blocked up on the northern elevation. The fenestration detailing on the new gable extension had originally been submitted to match that of the original school building, however amended plans were requested to retain the much more modest and simpler character of the original outbuilding. It is also proposed to extend the store to the west, back towards the school in an area currently used as a covered sandpit to allow an appropriate level of outside storage to be retained.

**Main Issues**

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 4 of the NYM Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

The main issue is considered to be whether the proposed alterations and extension will preserve the appearance of this local historic building.

The Authority's Building Conservation Officer states that the simple linear form of the store is of characteristic type that contributes to the architectural and historic setting of the school. The proposal, as originally submitted, would have significantly altered the form of the building, introducing a cross wing to substantially extend it. While there is some loss of architectural and historic character part of the school will be retained. The building is discreet and subserviently located in relation to the school, which is itself an undesignated heritage asset within the Conservation Area. The amended fenestration design, helps to maintain the simple form of the store and thereby causes limited harm to the setting of the school, which is probably outweighed by the reuse of the building to provide teaching accommodation.



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**Application Number: NYM/2016/0403/FL**

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The proposed alterations and extensions are not considered to lead to a degradation of the character and appearance of the Victorian village school, Conservation Area or the wider setting and are deemed to conform to the provisions and criteria set out in Core Policy G and Development Policy 4 of the NYM Local Development Framework.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the fenestration detailing to simplify the overall appearance of the proposal, so as to deliver sustainable development.

A handwritten mark, possibly a signature or initials, consisting of a stylized 'N' with a downward-pointing arrow.