

July 2018
GEF/DAS.01



Figure 1: Existing aerial photograph of House (left), Barn 1 (lower centre) and Barn 2 (centre right)

Design and Access Statement

for

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire
YO22 5LQ**

NYMNP A

15/08/2018

The Old Post Office
Stonegrave
York
YO62 4LJ



Gerry Rogerson BA Dip (Hons) Arch RIBA

A. Introduction

This Planning Application is for alterations including two storey side extensions to west end of the existing farm house, as well as change of use of two agricultural barn units and one linked barn storage to the house, to provide holiday cottage accommodation.

The applicants propose to live at the property and run a business of providing holiday accommodation, offered in parallel with home baking and catering courses.

B. The Existing House and its Location

Green End consists of a small cluster of properties and agricultural holdings accessed down a single track, private lane, off an unclassified highway leading to Beck Hole.



Figure 2: Green End Farm (lower left), with Green End rising up to unclassified lane to Beck Hole

Green End Farm, the last property on the lane, consists of a single dwelling together with a number of outbuildings on a 10.5Ha site. The farm buildings sit at the southernmost edge of the site, overlooking the majority of the curtilage to the north and west. Beyond the buildings the property comprises open pasture land, woodland, streams and a disused quarry.

The buildings form a tight cluster and consist of:

1. A traditional, linear building orientated east / west, containing a two storey farm house, stables and a workshop.
2. A milking parlour (Barn 1)
3. A storage barn (Barn 2)
4. An open "Dutch " barn

None of the buildings are Listed.

The Planning Use Class of the site and buildings is not known but assumed to be *Sui Generis* – *Agricultural*.

C. The Proposal

The applicants are seeking to develop this property to provide their principle place of residence, as well as an income / business opportunity with the development of the barns and ancillary spaces for holiday accommodation. The applicant's particular interest and background is in catering. They propose to incorporate this interest into their venture, by offering holiday facilities in parallel with the provision of informal, "home" run baking and catering courses, such that guests of the cottages can visit the Park and while there improve their cooking and baking skills. Intrinsic in this plan is the ability to run such courses within the private kitchen space of the main house, which will be designed and laid out to accommodate the necessary equipment and storage, as well as prep space and general circulation room for a group of around six guests plus the applicants themselves.

To provide the accommodation required, the existing farmhouse will be refurbished, altered and partially extended to provide the applicant's home, with the link ancillary spaces converted to residential use, being either as a separate one bedroom / two person holiday let, or as an extended part of the applicant's property for visiting family and friends.

Barns 1 and 2 will each be converted in to residential use, with minor extension, to provide two holiday cottages, each being two bedroom / four person.

Main House and Linked Stables / Workshop:

The existing long farmhouse and attached workshop and stables will be refurbished and extended as follows:

1. General refurbishment and upgrade of the existing buildings
2. A two storey, contemporary extension to the west end to provide the dedicated kitchen facility at ground floor, extending into the applicants general family living space, with a master bedroom suite on the first floor above
3. Conversion of attached stable rooms to form holiday cottage, complete with introduction of a first floor bedroom to first stable room, and vaulted storey and a half living space in second room (the existing lean to pig sties to the north elevation being removed)
4. Refurbishment and re-roofing of the existing east end garage block to provide general storage space and plant room for the development
5. Window replacement and improvement of the thermal insulation throughout

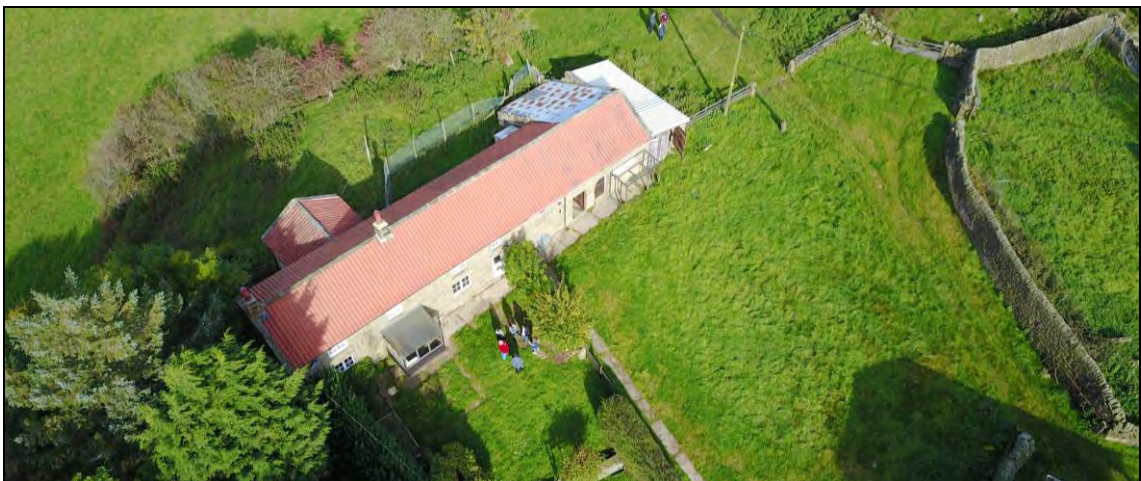


Figure 3: Existing aerial photograph of House, front elevation / south side



Figure 4: Existing aerial photograph of House, rear elevation / north side

Barn 1:

Making full use of existing door and window openings, and changes in floor levels, this barn will be converted in to living accommodation as follows:

1. One bedroom provided in the single storey south bay, with a small stone built extension to the south-east corner to provide ensuite shower and a small boiler house
2. A storey and a half height living space in the central bay, including a staircase to access the north bay
3. The double height north bay divided into two storeys, with kitchen / diner on ground floor and main bedroom with ensuite at first floor.



Figure 5: Existing aerial photograph of Barn 1, rear elevation / west side



Figure 6: Existing photograph of Barn 1 front elevation / east side

Barn 2:

The linear nature of this barn, together with the open form of the cart bays to the east end, has largely dictated the layout of the proposal. The barn will be converted to residential use as follows:

1. The small, cellular rooms to the west end will provide a bedroom with ensuite bathroom facility, a hallway with coat / boot storage, and the kitchen area; the dividing wall between the cellular rooms and the open plan cart sheds will be removed in order to open the kitchen to the living area, and to compensate for the loss of the eastern cart bay (see next item)
2. The eastern cart shed bay will be closed off to provide the main bedroom
3. A small extension will be attached to the east end of the barn range to provide the main bedroom ensuite shower, together with a small boiler house, and a secure bike storage facility with hybrid electric bike charging points
4. The remaining two cart bays will remain open plan to provide a living and dining space



Figure 7: Existing photograph of Barn 2 front elevation / north side



Figure 8: Existing photograph of Barn 2 rear elevation / south side (note: ground level built up against back wall and existing vehicular track passing towards proposed car parking corral beyond)

External:

1. Currently access into the courtyard area is via a gate between Barns 1 and 2. The applicants would prefer to cease this arrangement (except for disabled access for barn 2) and keep the central courtyard area vehicle free, as this will facilitate a quieter and safer communal outdoor environment for themselves and their holiday guests. Alternative vehicular access is proposed (see later Section E: Access) to the south side of Barn 2
2. The existing dry stone walled corral to the east side of the courtyard is to be used as a car parking compound, with pedestrian access points through to the courtyard (one in existing opening and the other formed in an area of the wall that has become unstable and needs rebuilding – see figure 18 below)
3. The central courtyard area will remain largely open plan and communal as a space, with some separation afforded by retention of the existing dry stone wall that divides the area in two. Each holiday cottage will have its own small, paved terrace space with subtle screening to provide a degree of private amenity. Additional light tree planting is proposed, including the creation of an orchard and kitchen garden area, to provide crop for use in the culinary classes
4. The main private area for the applicant's home will be provided on a ground floor cantilevered terrace to the north side of the main living space. While this terrace may appear as a balcony, it should be noted that it is at ground floor level, which itself projects out at the west end due to the fall in ground level. On this north side, the terrace will not provide any overlooking issues as the nearest properties with a visible line of site are over a kilometer away
5. All remaining areas of the application site will be left as open pasture land and woodland, all of which will be managed by the applicant

D. The Design Process

1. Design:

In addition to the requisite plans and elevations submitted with this Application, a Sketchup model has been produced and extract images of this model are submitted as part of the Application documents. Please note that this model was produced as an aid to the design process. It accurately portrays the mass and forms of the proposals, and is to scale. However, it is limited in its detail of material (for example, the nature of stone coursing) and windows (exact profiles are not replicated).

a. Main House and Linked Stables / Workshop:

The existing linear form of the house will be retained from the front elevation (south) side, and better emphasised by the removal of the previously installed lean to entrance porch (see Figure 3 above).



Figure 9: Sketchup model of proposed Main House, viewed from rear / north side

The extension to the western end will be contemporary in appearance, giving clear distinction between the old house and the new intervention. While the original house is built of stone with a pantile roof, the extension will be steel and timber framed with walls finished in dried oak boarding, zinc cladding and solar PV panels (to south side, first floor), under a roof of solar PV panels to the south and standing seam zinc to the north. The lower, shallow pitched zinc clad roof to the north side will extend to cover the existing stone built north wing, in lieu of the current pitched roof, which currently contradicts the linear orientation of the host building (see figure 4 above).

The storage and plant room to the east, set within the existing lean to workshop, will be re-roofed in line with the main house roof, though set lower in height to demonstrate subservience. Furthermore, as suggested in feedback to the pre-application, the front of the plant room / store will be set back from the main house elevation.

The existing mis-matched windows to the House will be replaced with decorated, timber framed Yorkshire sliding sash style casement windows, with single center horizontal bar. Windows to the extension and stables / workshop, on the other hand, will be more contemporary, comprising slimline, powder coated steel frames from Finesse Aluminium and Smart

Systems Windows (based on the Crittal window style), all with very slender frames and maximum clear span glass area, while still providing required natural ventilation levels to habitable rooms. The front doors and extension access door will all be in oak.

b. Barn 1:

The existing fall in the ground level allows the installation of a first floor to the north end, to provide a double bedroom upstairs with small ensuite. This is accessed by a staircase from the central living space, from which the ground floor kitchen can also be accessed. The kitchen area includes dining space, and room enough to house coats, boots and wet dogs away from the rest of the cottage. To the south end a second bedroom occupies the single storey room. Early design discussions looked to provide a ground floor bathroom facility at the north end, but this led to restricted kitchen / dining space, and would have resulted in a lengthy night time walk from the second bedroom to the bathroom, via a half flight of stairs. An alternative layout was considered which included a small shower room ensuite within the second bedroom space, but this would have restricted the bedroom itself to a single bed, one person room. Given this limitation on the rental opportunities of the property, it was discussed pre-application with Parks that a small extension be added to the south-east corner, to provide a shower ensuite and a small plant space. The extension will be modest in size and built with matching stonework (salvaged from alterations to existing buildings on site) under a cat-slide pantile roof. The small window will be steel framed to match the rest of the barn, while the plant cupboard door will be oak, under horizontal oak boarding above.



Figure 10: Sketchup model of proposed Barn 1, viewed from south-west

The corrugated roof will be replaced with a new pantile clad roof with angled blue / black ridge tiles, with large steel framed rooflights as shown on the drawings, two to the east slope and one to the west, as part of a rooflight / window combination in the position of an existing high level hay loft loading door.

Windows to the barn will be treated in a contemporary manner, to match the main house extensions, comprising slimline, powder coated steel frames. The front door will be oak, while existing timber doors to the north and west elevations will be replicated and retained in their fixed open positions, as a reminder of the barns agricultural heritage.

c. Barn 2:

The simple linear form of this barn will be retained, with the western enclosed rooms used to provide a bedroom, ensuite bathroom, entrance hall and kitchen. Given the narrow form of the building, the two bedrooms are placed at either end of the barn in order to maximise the available width. This requires the main bedroom to occupy the eastern most open cart bay.



Figure 11: Sketchup model of proposed Barn 2, viewed from north-west

Beyond the main bedroom a small extension is proposed. Initially a larger extension was envisaged, but following pre-application discussions it was suggested by Parks that this extension be reduced in size and the ensuite removed.

This suggestion was considered, but it had a significant impact on the quality of the proposal. Current anticipated standards for holiday accommodation include provision of ensuite facilities, and it was therefore felt that removal of the ensuite would be a harmful compromise, especially given the separation of the main bedroom from the other bathroom at the opposite end of the building. In addition, a small plant room space would also be required, and the Applicants are keen to provide safe storage for bikes. Cycling is a notable part of holiday maker's activities and increasingly tourists to North Yorkshire are equipped with very expensive bicycles. It is therefore preferable that secure and weather proof storage is made available. This will also facilitate the Applicant's desire to provide free charge up points for modern hybrid electro-bikes. All of this provision will encourage more use of bicycles, with a lesser environmental impact on the Park. With this in mind, together with the significant reduction in the volume of existing buildings through the removal of the Dutch barn, it is still proposed that an extension be provided to the east end. However, mindful of the comments received from Parks, the extension proposed has been reduced significantly in size, with access doors now provided to the east end.

Externally the stonework to Barn 2 will be retained and re-pointed in lime. The "telegraph pole" supports to the cart shed openings will be replaced with engineering brick piers and columns, with bull-nosed corners, supporting oak lintels over.

The barn will be re-roofed to repair the dropped ridge line, and re-clad in clay pantiles with half round ridge tiles. No rooflights are proposed.

Windows to the barn will be treated in a contemporary manner, to match the main house extensions, comprising slimline, powder coated steel frames. The front door will be in oak.

The extension will be timber clad, to demonstrate subservience to the host building. The simple roof line, however, will be maintained and extended over the extension. Doors to the bike store and plant cupboard will be horizontally boarded so as to remain “hidden” within the external wall finish.

The easternmost cart bay, which accommodates the main bedroom, will have two single, full height, steel framed windows, set either side of a horizontal oak boarded panel. This will continue and enhance the use of oak boarding within the palette of materials on the site, while keeping the infill of the cart bay lighter weight in appearance. This central panel also helps internally by providing a furnishable wall area.

Externally, ground levels to the east and south are to be reduced to below internal floor area, to help prevent ingress of damp.

2. Use:

The proposal seeks to retain the residential use of the main house, with a change of use of the agricultural buildings to residential as holiday accommodation.

Conversion of the barns to residential holiday letting use is dependent on them being structurally sound. Structural Surveys (both for the Main House and the Barns) are attached to this Application, and conclude all barns to be suitable for conversion.

3. Scale:

The scale of the proposals is dictated by the existing buildings of the site, with moderate extension to the main house and minimal extension to the barns.

To the main house, the western extension has a footprint of 71sqm. The extent of this is governed by the space requirements of the kitchen, which is intended to be used not only as the family kitchen area, but also as a kitchen for culinary courses run in conjunction with the holiday let business proposed. It therefore needs to be large enough for classes of six guests in addition to the Applicants. While at pre-planning stage it was suggested that this be reduced in width by 1m, such reduction would drastically impact on the equipment, storage and workspace provision of the kitchen. In addition, given the hidden nature of the western end within the forested embankment (see figures 2, 4 and 12), and the distance from the extension to other “overlooking” properties (approximately 1km away), the reduction by 1m would seem insignificant to its appearance with the Park. Similarly, the reduction of ridge line height would necessitate either a change in pitch or reduction in width of the extension. Change in the pitch line would not be appropriate, and reduction in width would again impact on necessary internal accommodation. It is therefore proposed that the retention of the existing water tabling to the main house gable, together with the change in roof material, will provide the visual separation of the two elements and promote the prominence of the host dwelling.

Conversion of agricultural buildings to this purpose is normally supported provided such conversion can be achieved without the need for significant extension. The two extensions proposed are very minor in scale, comprising a

combined footprint of just 21.5sqm. Meanwhile, 14.5sqm of existing footprint is proposed for removal from the agricultural buildings attached to the main house, as well as the removal of the Dutch barn at 78sqm. The two extensions proposed are small in size, sensitively detailed to maintain a subservience and consist of forms and materials consistent with an agricultural vernacular. Moreover, their inclusion in the proposals will allow formation of quality accommodation to enhance the marketability of the cottages. In summary, the overall increase in footprint area has been limited to the extent of the footprint being removed, by removal of the pig sties to the north of the main house and the Dutch barn in the central courtyard area.

4. **Materials:**

- Existing stonework will be retained and repointed in lime. All new stonework will make use of salvaged stone from formation of new openings etc. (there is more than enough of such stone available on site)
- Roofs will be clad with clay pantiles, with ridge tiles in artificial stone to the main house, angled clay to Barn 1 and half round clay to Barn 2. The differing ridge tiles are intended to give a sense of the progressive development of the site, which has historically developed in three phases from different time periods
- To the main house and Barn 2, the proposed extensions will be clearly defined through use of alternate wall cladding, comprising horizontal oak boarding (which will grey off in time), zinc and Solar PV panels (the latter being to the house only)
- Windows will be paint finish timber framed to the main house, with all others in slender framed, powder coated aluminium to promote a more agricultural / industrial quality
- Rainwater goods will be in black cast iron effect to the main house, and zinc to the barns and main house extension

5. **Landscaping:**

The extent of landscaping proposals will be kept to a minimum, in order not to impact on the character of the open countryside. The internal courtyard area will remain largely open in layout, providing a communal lawned garden area for holiday guests.

Each of the three holiday cottages will have their own small paved terrace area for outdoor seating and dining. Some partial screening will be provided to these areas with either planting or post and rail fence.

Linking pathways will be formed with simple steel plate edging, laid out in organic, freeform routes to link cottages to the car parking area and the extension to the main house. Paths will be surfaced with loose limestone shingle.

Additional planting is proposed within the courtyard, to provide a fruit orchard and a small kitchen garden area, both of which will provide crop for use in the proposed culinary classes.

To the west of the main house, where the extension is proposed, a number of trees will be removed from the embankment. The embankment is currently heavily planted. To the western edge are two very large and mature Ash trees, along with other mature and native species. These are prominent features of the site when viewed from the lane, but are largely hidden from the site itself by adjacent Larch and Leylandii trees. In amongst the Larch and Leylandii, and

within the footprint of the extension, are a small number of immature Beech trees and Ash trees. The Beech are badly misshapen in form, due to their struggle for light amongst the overwhelming Larch and Leylandii. The Ash are better formed, but have recently been fully ringed by invading sheep; as a consequence these trees are unlikely to survive. The Larch and Leylandii themselves are very large and unmanaged. The root systems from the Larch are extensive, and due to the topography the roots are at their largest and most prominent on the uphill side of the trees. These roots extend back to the existing house and significant subsidence can be seen to this gable end as a consequence; this is noted in the Structural Survey included with the application documents (see figures 13 to 16 inclusive).



Figure 12: Aerial photograph of Green End from the north. Note the band of Larch and Leylandii through the trees to the west of the House. Note also that views out from adjoining properties are all orientated away from the Application Site

It is therefore proposed that these Larch and Leylandii be removed. This will make way for the extension, and also will allow views of the large Ash trees from within the site and allow opportunity for some ground cover landscaping on the embankment (see figures 21 & 22). Other trees along the south-west boundary will also remain, keeping intact the screening of the west end of the house from the lane. To compensate for the removal of the Larch and Leylandii, new Beech trees are proposed to the foot of the embankment. These will be planted as large standards.



Figures 13 & 14: Evident subsidence to the north-west corner of the Main House, attributed to the extensive tree root systems of Larch and Leylandii trees in close proximity



Figures 15 & 16: Ash trees on western embankment, ringed this season by invading sheep

Existing drystone walls will be retained, though a portion of the partially collapsed wall enclosing the existing corral to the east of the courtyard will be reconstructed on a new alignment, to open up views from Barn 2 (see figure 18 below). Similarly, to the east side of the corral the existing wall is also partially collapsed, and will be reconstructed on the same alignment with a new opening to allow vehicular access.



Figures 17 & 18: Existing drystone walls to corral to be retained; where wall is in deteriorated / partially collapsed state, wall to be reinstated, with some realignment as noted

The car parking area, contained within the corral, will be surfaced with loose, limestone shingle, and spaces will not be marked. Additional tree screening is proposed to the east side, along which the public footpath passes. It should be noted that this corral area is not within easy view of the adjacent Green End House, as it is largely screened from view by Green End House's outbuilding. Furthermore, Green End House has minimal windows to this elevation.



Figure 19: Aerial view showing outlook of Green End House relative to proposed car parking corral

E. Access

The existing entrance gates between Barns 1 and 2 will be retained, but will generally not be used for vehicular access. The courtyard area immediately behind the gate will, however, be set aside as a disabled car parking space, for use when required by guests in Barn 2. Barn 2 is the only accommodation on the site that will be step free, and so will be promoted as an “accessible” cottage.



Figure 20: Existing gated access to south of Barn 2. Concrete post can be seen to left hand side; stone post to the right has cut, dressed face to right hand side, indicating it previously would have stood as the left hand post...furthermore, two stages of infill of a previous opening can be seen in the stonework to the right

Remaining vehicular traffic, including the Applicant's own cars, will access the proposed car parking corral via a gateway and drive to the south side of Barn 2. There is currently an existing gated access here for agricultural vehicles, which is also used to provide access for the public footpath that crosses the application site. However, the position of this gate is hard up against the southern corner of the barn, causing the ground levels to be built up approximately 1m against the barn walls. In order to safeguard the barn and prevent damp ingress, it is proposed to move the access over, to allow the ground levels behind to be banked down to the rear wall of the barn. On looking at the dry stone wall in which this gated access is located, it is apparent that the gate has previously been moved over to its current position. When viewed from the common land, the left hand gate post (up against the barn) is concrete; the right hand one is stone, but back to front in terms of its profile. To the right of the stone post are two infill panels of dry stone walling, the width of the access, with clean cut vertical joints in the wall where a corresponding post would previously have been. The proposal is therefore to reinstate the gateway to its former position.

F. Sustainability & Ecology

Existing thermal elements throughout the project will be significantly upgraded to at least current Building Regulation standards for refurbishment projects. This will include providing insulation to roofs, walls, floors and replacement of single glazed windows with new double glazed windows.

The new build elements of the proposal will be constructed with sustainable materials, and will provide for a very thermally efficient building. A ground source heat pump is proposed to provide underfloor heating throughout, both to ground and first floor levels.

Solar PV panels are proposed to the south facing roof and first floor element of the main house extension; in conjunction with the panels, power storage cells will be installed within the loft space of the plant room (internally, out of sight), to store unused power for release when the PV panels are not generating.

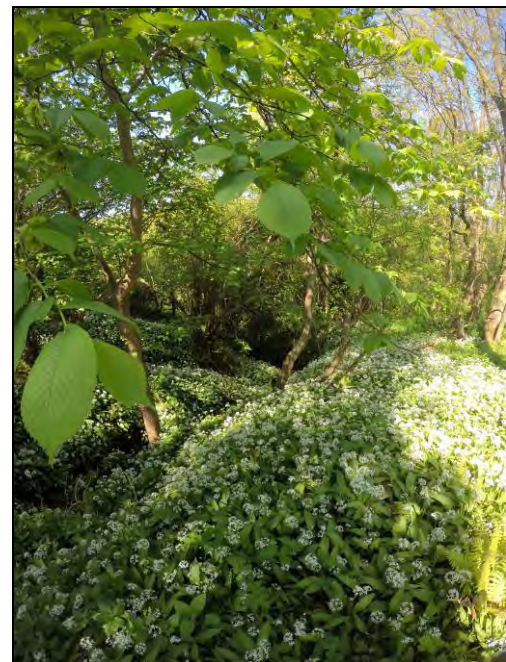
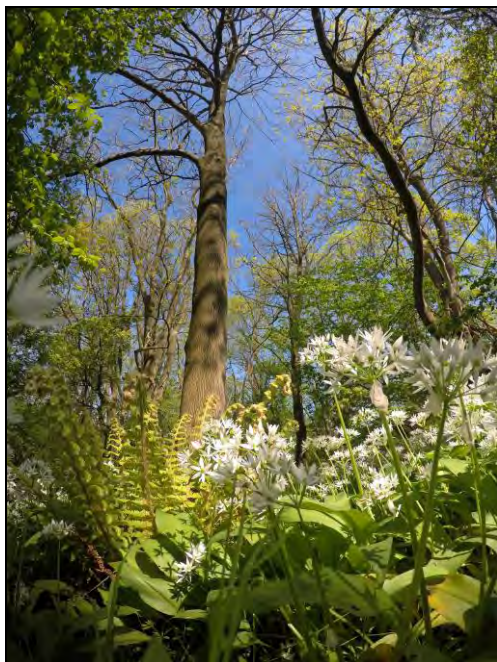
Power supplies are proposed in the bike storage shed to charge up hybrid electro bikes, to encourage cycling within the parks rather than use of motor vehicles.

Rainwater harvesting is proposed for collection of rainwater to be used for irrigation purposes.

As well as the bat boxes proposed as mitigation measures within the bat survey, the project will include for the installation of owl boxes and swift boxes.

All materials sourced will be recyclable and where possible procured from local sources. The building will be constructed and serviced in such a way to achieve a good standard of sustainability and to be energy efficient, incorporating:

- Provision of energy efficient lighting and controls
- Use of timber from FSC accredited sources
- Reduce construction waste by sorting any waste or demolition material for recycling or reuse within the contract



Figures 21 & 22: Rich flora found in a native woodland on the Application site, 50m west of the Main House. Note the lush vegetation in comparison to the barren landscape below the Larch and Leylandii (see figure 14)

G. Pre-Application Advice

A pre-application submission was made directly by the Applicants on July 2017 and given reference NYM\2017\ENQ\13476.

The response, dated 8th September and penned by Planning Officer Miss. Helen Webster, is attached to this application.

A summary of the observations made is listed below, along with a brief description of how they have been considered in the application proposals (in italics):

1. As the property is not Listed, general repairs and maintenance would not require Planning Consent
Details of general repairs have not been included as part of the application
2. Replacement of windows would not require Planning Consent, but the Applicants were encouraged to use traditional materials for the Main House
Traditional window details are proposed for the existing Main House, with timber framed Yorkshire sliding sashes, while more agricultural details of slender framed, powder coated aluminium windows are proposed for the barn conversions and western extension
3. The proposal to offer culinary courses was likely to require Planning Consent
Reference is made within this application to this intended use
4. For agricultural units to be converted to holiday cottages there needs to be an existing residential dwelling on the site
The existing house is to be used as the Applicant's principal place of residence
5. Such agricultural dwellings would need to be of architectural or historic importance and contribute positively to the character of the area
The existing barns are traditional in their form and nature and very much contributory to the character of the area
6. Such agricultural dwellings would need to be structurally sound
The barns are generally structurally sound, with the exception of a small portion of the west elevation of Barn 1 which has suffered some settlement. Remedy of this settlement is not expected to be onerous
7. Such agricultural dwellings would need to be of sufficient size to accommodate the proposal without the need for significant alteration or extensions
As noted in section D3 above, the proposals for the barns are largely contained within their existing footprints, with a small scale extension proposed to each. The extensions are of an appropriate scale and detail, and will bring substantial benefits to the quality of the accommodation to be provided
8. Such conversions would need to be compatible in nature, scale, and activity with the locality
The proposed holiday cottages are typical in size and scale with other holiday accommodation provided throughout this area of the Park
9. Such conversions would need to be of high quality of design
Great lengths have been undertaken through the design process to ensure the highest quality of design in terms of aesthetic, material, layout, while imposing minimal impact on the Park and adjoining owners
10. Such conversions should not require changes to the buildings curtilage or require new vehicular access / parking areas
The curtilage remains unchanged and access will be via an existing vehicular route (realigned to its former position); the proposed parking

area will be in an existing corral previously used to store farming machinery

11. Use of existing openings and features in the conversion of agricultural buildings is encouraged

The proposals have taken into account all existing external openings, and all are to be retained and used as windows or doors to the new proposals, along with a small number of additional openings.

Furthermore, where possible replicas of existing timber doors are shown retained as “shutters” to newly inserted windows set within the door openings

12. The existing Dutch barn would not be considered as a traditional building, and therefore its conversion would not be supported by the LPA

In light of the LPA’s comments regarding the Dutch barn, previous proposals to convert the barn have been omitted from the scheme

As the proposal developed, further discussions were had at NYMNP’s offices, between the Agent Gerry Rogerson and Planning Officer Miss. Helen Webster. Subsequent to this the LPA responded by letter of 4th June 2018 (copy attached to this Application). In summary, additional comments to those noted above were as follows:

Main House:

13. Two storey side (western) extension and rear (northern) extension to the Main House was likely to receive LPA support. However, extension should be reduced in width by 1m and ridge reduced in height, to maintain dominance of the host dwelling. Also, alternative roof material should be considered to compliment contemporary design.

As noted in D3 above, the suggested reduction of the proposal by 1m in width, and lowering of the ridge height (which would reduce the depth of the extension) would significantly impact on the layout, equipment and workspace of the kitchen, which is an intrinsic part of this Application, given the intended use in providing culinary courses. Given the separation of the roofs by the existing water tabling, along with the substantial distance to the nearest property that “overlooks” the site (over 1km away – see figures 23 to 26 inclusive below), it is respectfully suggested that such change would bring little benefit. The suggestion regarding the roof material, however, is embraced and accordingly the use of zinc to the northern roof slopes of the extension, and bespoke solar PV panels to the full extent of the southern slope, is proposed. Both of these will emphasise the contemporary character of the extension.

14. No objection was made to the proposal to change the eastern lean to roof to the Main House range to a pitched roof, provided the front elevation was set back a little. Possible use of solar PV panels was suggested for this roof.

As suggested, the front elevation has been realigned back from the front elevation of the house, and the ridge level kept well below that of the house. As previously noted, solar PV is proposed at the opposite end of the house, where it will form part of the contemporary western wing.



Figure 23:: View from the Application Site of the nearest property to the west



Figure 24: Telephoto view from the Application Site of the nearest property to the west, of which all the east facing openings are doors to stables and agricultural outbuildings

15. The proposed first floor extension to the rear (north) elevation should be significantly reduced. Preference would be to replace the proposed extension with patent glazing. Other new window openings should be reduced as much as possible.

The proposed first floor extension has been wholly omitted and replaced with patent glazing. In addition, the number and size of other new windows have been reduced.

16. The study window was considered “at odds” with other openings and an alternative, more contemporary approach was suggested, more in line with the glazing to the extension.

A larger, more contemporary window is now proposed, using the same slim powder coated framed, aluminium window system proposed for the extension.

17. The use of glass balustrading to the proposed cantilevered ground floor terrace to the extension was questioned, as it may cause light reflections when viewed from longer distances. An alternative horizontal, tensile cable solution was suggested.

The alternative solution was considered. However, tensile cable balustrades are not a preferred method in Building Regulation terms, as the cable can deflect sufficiently to render the balustrade ineffective (i.e. a small child could pass through the gap between cables), and horizontal cables particularly afford the opportunity to climb over the balustrade. With this in mind, and on the basis the proposed glass balustrade is on the north side and therefore will always have the sun

behind it, it is respectfully suggested that there would not be an issue of reflections causing harm to long distance views, and such balustrade would provide a visually clean and safe means of edge protection. The considerable distances involved to the nearest “overlooking” properties needs also to be taken into account (see figures 23 to 26 inclusive)



Figure 25: Elevated view north from above the Application Site, showing the long distance to the nearest properties, many of which would not have view of the site be virtue of topography and vegetation



Figure 26: View of the Application Site, taken from Lease Rigg lane, 1.7km to the north. Note the lowland position of the houses below, from which no vantage point could be found to view the Application Site

Barn One:

18. The proposal, including the extension, was considered acceptable, although a reduction in the number of rooflights was suggested, and moreover such rooflights ought to be installed as patent glazing.

Rooflights to the living area on the western side have been omitted; the two rooflights to the eastern side have been retained and are proposed to be installed in a slender, steel frame, more akin to patent glazing, set flush into the roof slope. The rooflight to the bedroom on the western side will be similarly detailed.

19. The retention of existing doors / shutters pinned back, clear of new window insertions, was recommended.

This recommendation has been adopted to the west and north sides (such detail was not possible to the south as it would overlap the pitch of the roof slope).

Barn Two:

20. The proposal was generally considered acceptable, although a reduction in the size of the east end extension was requested, along with the use of timber boarding to the external face. Furthermore it was suggested that the ensuite shower room contained within be omitted, with the ensuite adjacent bedroom 2 turned into a family bathroom accessed off the entrance hall.

The east end extension has been reduced in width by 30% from 5m to 3.5m. The ensuite within, however, has been retained. This is on the basis that current, ideal living standards would suggest ensuites as part of quality living accommodation. Moreover, given the need to locate the bedrooms at opposite ends of the barn (to maximise bedroom floor space) occupants of bedroom 1 would otherwise have to pass through the living room, dining room, kitchen and hallway to reach the bathroom. Provision of two ensuites also provides two WCs, making family use more desirable, while the preservation of the entrance hallway without access to a bathroom maintains sufficient space for coats, boots and wet dogs.

21. Windows and doors are to be deeply recessed, ideally to the inward face of the stonework (this comment being relevant to all barns).

The stonework varies between approximately 125mm face depth (barn 2) to 175mm depth (Barns 1 and Guest Cottage). Window and door frames to the barns will therefore be set back approximately 100mm depth, in order to allow the frames to lap the joint. Frames will be in a gunmetal grey finish, which will further emphasise a darkened, deep recess.

H. Conclusion

Green End Farm enjoys a stunning location in the National Park, with opportunities for stunning views, and in the midst of countryside with ample opportunity for leisure pastimes. The existing buildings are of an exceptional quality of build, and together form a very attractive and tranquil environment in which to live or to holiday.

The Applicants proposal to provide quality holiday accommodation, mixed with specialist culinary courses, will provide an unusual and exciting opportunity for those wishing to visit and explore the Park, bringing with it all the economic and social benefits that the tourism industry generates.

Much time and effort has been spent developing this scheme, in open and collaborative discussion with the LPA in order to develop a proposal that is appropriate to the site, sympathetic to the heritage of the buildings, considerate to the nearby adjoining owners and, above all, contributory to the quality and character of the National Park.

It is hoped that the proposals will therefore gain the support of the Local Planning Authority, so that this exciting, contemporary development can be realised.

NYMNP

15/08/2018

John Drewett
Ecology

Bat Survey Report:

Green End Farm, Green End, Goathland, Whitby,
YO22 5LQ

Report prepared: 23rd July 2018

John Drewett Ecology
No Man's Common
Arrathorne
Bedale
DL8 1NA

Web www.johndrewett.com

1	Executive summary.....	4
2	The survey site.....	5
2.1	Location	5
2.2	Site layout.....	6
2.3	Site description.....	6
2.4	Surroundings.....	6
3	Proposed works.....	9
4	Survey methods.....	10
4.1	Desk study	10
4.2	Field work	10
4.3	Surveyors working on the project	10
4.4	Equipment used.....	10
5	Existing information.....	11
5.1	Designated statutory sites.....	11
5.2	Existing records of protected species.....	11
6	Buildings	13
6.1	Introduction.....	13
6.2	Building 1	13
6.3	Building 2	16
6.4	Building 3	19
6.5	Building 4	20
7	Bat survey results	27
7.1	Introduction to bat activity surveys.....	27
7.2	Weather and timing of activity surveys.....	27
7.3	Bat activity survey results.....	27
8	Assessment.....	29
8.1	Evaluation of survey findings.....	29
8.2	Potential impacts in the absence of mitigation.....	29
9	Mitigation method statement	30
9.1	Requirement for a licence	30
9.2	Tool box talk	30
9.3	Works to the roof of Building 1	30
9.4	Erection of bat box	30
9.5	Bats found when the ecologist is absent.....	30
9.6	Timber treatment	30

9.7 Mitigation for loss of roost 31

10 Background information and references 32

10.1 Bats: legislation and policy guidance..... 32

10.2 Brief summary of bat biology 33

10.3 References 34

1 Executive summary

Bat surveys of buildings at Green End Farm, Goathland were commissioned in connection with proposals to refurbish the farm house coupled with the conversion of barns and outbuildings to holiday lets. The site has been empty and relatively undisturbed in recent times.

The surveys were carried out on 19th June & 6th July 2018 by John Drewett Ecology. Following a full examination of the buildings for evidence of bats, two bat emergence surveys were undertaken by four observers.

During the surveys a variable number of Common Pipistrelle bats were recorded in flight and occasional bats of other species. A single Common Pipistrelle bat was found roosting in the roof of Building 1 (see figure 2 for location).

The impact of works on bats is considered to be low. However, the works will result in the destruction of the roost used by the bat. Therefore, works to Building 1 must be carried out under licence and mitigation put in place. The requirements are detailed in the Methods Statement in Section 9 of this report.

2 The survey site

2.1 Location



Figure 1: Location map for Green End Farm, Goathland, OS Grid Ref. NZ824035

2.2 Site layout

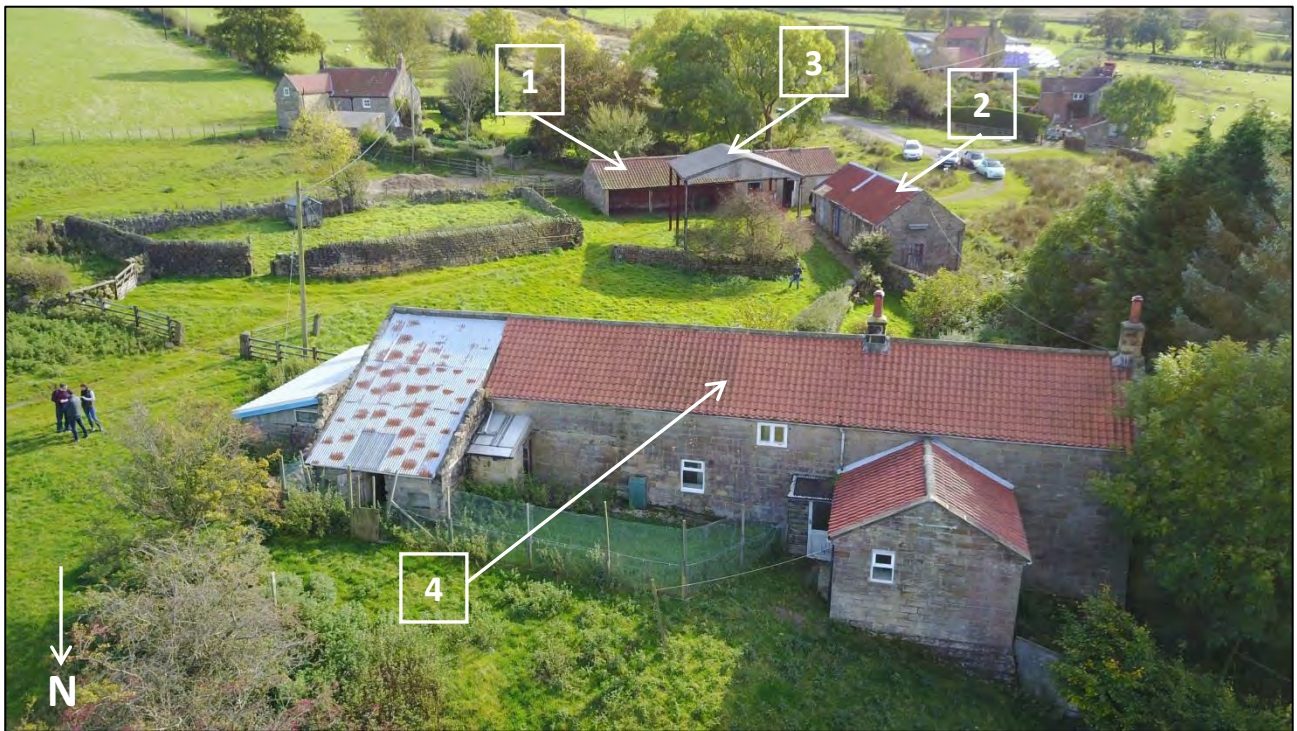


Figure 2: Aerial view of site layout. Numbers refer to building designations in Chapter 6.

2.3 Site description

The survey site is a disused farm located on a more or less flat site above the valley of the Murk Esk. The four surveyed buildings are arranged around a small field. There is a garden between Buildings 2 & 4 and a group of trees to the west of Building 4.

2.4 Surroundings

The survey site is bordered by grazing land comprising small fields, divided by a mix of hedges and drystone walls. The site is at an altitude of 101m on the edge of a west-facing hillside. Whereas the landscape to the south-east is quite open and exposed, land to the north and west is well-wooded. There is grass and heather moorland 400m to the south-east of the property and a small patch of lowland meadow 750m to the south-west.



Figure 3: Aerial photograph of the survey sites (Buildings 1-4 marked) and the surrounding area



Figure 4: Map of habitats within the local area (source Priority Habitats Inventory)



Figure 5: View to the north from near Building 4.

3 Proposed works

The proposed works are for the refurbishment of the existing farmhouse and the conversion of the outbuildings to form holiday lets.

4 Survey methods

4.1 Desk study

- Consulted the Multi-Agency Geographic Information for the Countryside (MAGIC) website at <http://magic.defra.gov.uk> to check if there are any statutory nature conservation designations relating to the site or nearby.
- Asked North Yorkshire Bat Group for records of bats previously recorded within 2km of the survey site to gather any previous information about bats at the site and to put our findings in the context of existing information.
- Researched the features and habitats of the area through the use of maps and aerial photographs.

4.2 Field work

- Undertook a survey of habitats and landscape features on the site and within 300m
- Examined each building to record its main features especially those that may be suitable for roosting bats or other protected species.
- Carried out a detailed check of the interior and exterior of buildings to look for bat droppings; feeding remains such as moth & butterfly wings; live bats; dead bats; stains and marks on surfaces indicating regular use by bats; urine marks; and areas devoid of cobwebs
- Took photographs of the site, its features and any evidence of bats to illustrate the findings in this report.
- Carried out two evening bat activity surveys to record bats flying over or past the site, feeding at the site and leaving or entering buildings.
- Recorded weather conditions.

4.3 Surveyors working on the project

Name	Natural England licences held	Survey dates
John Drewett BSc (Hons), MCIEEM	WML-CL20 (Bats); WML-CL21 (Bats Low Impact); WML-CL08 (Great Crested Newts)	19 th June & 6 th July 2018
Val Kirk	WML-CL18 (Bats)	19 th June & 6 th July 2018
Emma Herod	WML-CL18 (Bats)	19 th June & 6 th July 2018
Brigitte Donoghue	Trainee	19 th June & 6 th July 2018

4.4 Equipment used

LED Lenser torch

Heterodyne bat detectors (x4)

Anabat Express recording bat detectors (x3)

Anabat SD2 bat detector

Nikon Coolpix L30 digital camera

Analysis of recorded data from Anabat detectors carried out using AnalookW & Anabat Insight

5 Existing information

5.1 Designated statutory sites

The survey site is located within the North York Moors National Park.

There are no statutory nature conservation designations applicable to the survey site or its immediate surroundings. There are Sites of Special Scientific Interest, Special Protection Areas and Special Areas of Conservation 350m to the south-east.

5.2 Existing records of protected species

The following records of bats previously recorded within 2km of the site were supplied by North Yorkshire Bat Group. This information has largely been assembled as a result of responding to enquiries from the public about bats. Some recent records have also been supplied by consultants carrying out survey work in connection with proposed developments. It does not, therefore, represent a comprehensive assessment of the local bat fauna.

Species	Site	Grid ref.	Quantity	Date	Comment
Daubenton's Bat	Beck Hole, Blue Ber Wood	NZ8194202863	2	Jul 2016	Day roost
Whiskered Bat	Beck Hole mine	NZ8202	1	19 Oct 2003	In flight
Natterer's Bat	Beck Hole mine	NZ8202	2	19 Oct 2003	In flight
Common Pipistrelle	Grosmont Old School	NZ828051	8	16 Jun 2011	Roost
Common Pipistrelle	Grosmont Chapel	NZ8298805258	11	2012	Roost
Brown Long-eared Bat	Honeybee Nest Cottage, Egton Grange, Whitby	NZ811048	10	28 May 2002	Roost
Brown Long-eared Bat	Darnholme Grange, Darnholme	NZ8360402155		2003	
Brown Long-eared Bat	Murk Esk Cottage, Goathland	NZ817027	35	02 Aug 2004	Roost
Pipistrelle species	Beck Hole	NZ813018		28 Jul 1977	
Pipistrelle species	2 Ivy Cottages, Green End, Goathland	NZ8209602622		10 Sep 2003	Roost
Pipistrelle species	2 Ivy Cottages, Green End	NZ8209602622		24 Oct 2006	Roost
Unknown	2 Ivy Cottages, Green End, Goathland	NZ8209602622	50	24 Jun 2002	Roost
Unknown	Birch House, Goathland	NZ8320004200		17 Jul 1986	
Unknown	Planters Cottage, Beck Hole	NZ8202		14 Jun 2006	Probable bat roost
Unknown	The Old School, Grosmont	NZ828051		05 Mar 2007	Probable bat roost
Unknown	The Old Vicarage, Grosmont	NZ832051		07 Oct 2008	

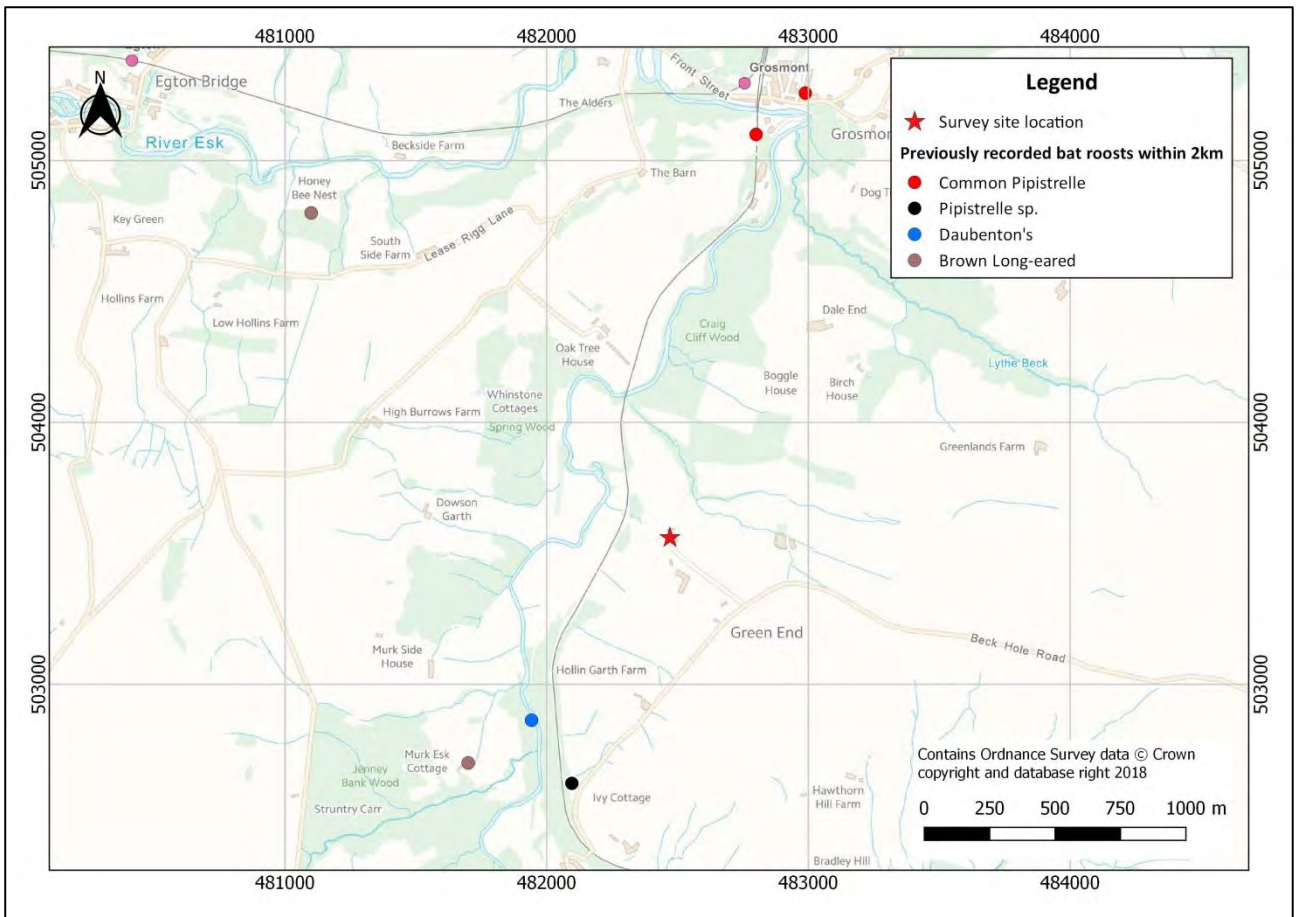


Figure 6: Previously recorded bat roosts within 2km of the survey site

6 Buildings

6.1 Introduction

The locations of the four buildings described below is shown on Fig. 2.

6.2 Building 1

6.2.1 Description

Building 1 is a single-storey barn along the south side of the site. The building is sunk into the hillside such that the lower part of the south wall is below ground level. The eastern half of the building is open fronted on the north side. The pantile roof of that section is lined with underfelt. The western half of the building comprises three rooms, all fitted with doors on the north side. The roof of the western half is of pantiles, with wooden laths on the underside. There are gaps between many of the pantiles of a sufficient size to permit the passage of bats. There are also raised vents on the ridge of the roof which have gaps at the base. The walls are of stone, with some gaps in the pointing.



Figure 7: West end and south side



Figure 8: South side



Figure 9: North side, eastern section



Figure 10: Underside of roof of eastern part of the building



Figure 11: Western section, north side



Figure 12: underside of roof of western section

6.2.2 Evidence of bats

No bats, bat droppings, feeding remains or other evidence of bats was found in or around the building during a daylight inspection.

6.2.3 Bat roost potential

Bat roost potential is moderate. Roost potential is mainly confined to the roof area where bats could potentially roost in the narrow space between the pantiles and underfelt / laths below. Access to these areas would be possible via gaps between the pantiles or in the roof vents.

6.3 Building 2

6.3.1 Description

This building is a single-storey stone barn, divided into two rooms accessed via doors in the east side. There are numerous crevices in the exterior wall-pointing. The roof is of unlined corrugated metal sheeting. The interior walls are partially whitewashed. There are gaps around doors, at the wall tops and between the corrugated roofing sheets. There is a 'sparrow-terrace' nest box on the exterior north wall.



Figure 13: South-west corner showing gaps in exterior pointing



Figure 14: East side of building



Figure 15: North gable end wall and sparrow terrace



Figure 16: Interior of northern room



Figure 17: Interior of southern room

6.3.2 Evidence of bats

No bats, bat droppings, feeding remains or other evidence of bats was found in or around the building during a daylight inspection.

6.3.3 Bat roost potential

This building has moderate bat roost potential, primarily in pointing crevices in the outside walls. Whilst bats could easily access the interior there is no evidence that they do so. The roof offers only limited bat roost potential.

6.4 Building 3

6.4.1 Description

An open-sided Dutch Barn with a corrugated sheet canopy supported on a metal frame.



6.4.2 Evidence of bats

No bats, bat droppings, feeding remains or other evidence of bats was found in or around the building during a daylight inspection.

6.4.3 Bat roost potential

None.

6.5 Building 4

6.5.1 Description

This building comprises an empty farmhouse and attached barns. The buildings are of stone construction and mostly have pantile roofs, though parts of the eastern section have corrugated sheet roofs. Much of the house does not have an accessible roof void, though there is a small void towards the eastern end; in this section the roof is lined with traditional underfelt. The roofs of the barns are generally unlined.



Figure 18: South side of house



Figure 19: South side of barns



Figure 20: South side and east end



Figure 21: North side and east end



Figure 22: Western part of north elevation



Figure 23: Interior of first floor of house showing absence of roof void



Figure 24: Underside of roof in small eastern house void



Figure 25: Interior of barns looking east



Figure 26: Interior of barns, central section



Figure 27: Interior of barns, east end

6.5.2 Evidence of bats

No bats, bat droppings, feeding remains or other evidence of bats was found in or around the building during a daylight inspection.

6.5.3 Bat roost potential

This building has moderate to high bat roost potential. There are some gaps between pantiles that could permit bats to access those areas of the house roof that are either underdrawn or lined with felt. The interior of the attached barns would be easy for bats to access via gaps at the eaves and around windows and doors. The proximity of the building to woodland also increases the bat roost potential.

7 Bat survey results

7.1 Introduction to bat activity surveys

These surveys record bats entering or emerging from buildings, trees or other structures, flying inside and outside of buildings and flying over the site. This supplements the data in the previous chapters that rely on existing records, finding signs of bats and assessments of roost potential based on characteristics of the buildings.

7.2 Weather and timing of activity surveys

Weather can have significant impacts on patterns of bat activity. Whenever possible, surveys are carried out during calm, mild and dry weather as these conditions are most conducive to bats.

Date	Time		Temp °C		Wind force		Cloud cover %		Rain		Sunset
	Start	End	Start	End	Start	End	Start	End	Start	End	
19/6/18	21:30	22:50	20.25	17.50	1	5	26-50	<10	None	None	21:41
6/7/18	21:25	23:00	21.00	18.00	1	1	<10	<10	None	None	21:41

7.3 Bat activity survey results

7.3.1 19th June 2018

Four observers took part in the survey. Each observer used a handheld heterodyne bat detector to help locate bats. Static detectors were also located close to each observer so that back-up data to assist with the identification of bats could be obtained. The locations of the four survey stations are shown on the aerial photograph.

The first bat recorded during the survey was a Common Pipistrelle which flew SW to NE over the site, originating from somewhere to the south-west of the property. No further bats were recorded until 21:57 when another Common Pipistrelle was faintly heard to the south of the site. After these two bats Common Pipistrelle bats were recorded throughout the rest of the survey, particularly at the southern side of the site. Very few bats were recorded at the northern end of the site. An unidentified bat emerged from the roof vent at the west end of Building 1 at 22:16. A possible Brown Long-eared bat was recorded over the garden of Building 4 at 22:24.



7.3.2 6th July 2018

The locations of surveyors and static bat detectors was the same as under the 19th June survey.

The first bat recorded was a Common Pipistrelle, heard at the southern part of the site at 21:35. No further bats were recorded until 21:50 when a Common Pipistrelle was noted foraging around trees to the west of

Building 4 and then flying southwards. From this time Common Pipistrelle bats were routinely recorded; they especially favoured foraging around the trees to the west of Building 4 during this survey. A single Common Pipistrelle bat emerged from the western roof vent on Building 1 at 22:23. At 22:40 & 22:46 individual Brown Long-eared bats were recorded passing the east end of Building 4 heading SE.

8 Assessment

8.1 Evaluation of survey findings

The survey site comprises a group of traditional buildings located in a relatively remote location. The site is at an altitude of 105m, close to the interface between moorland and lowland vegetation. Five species of bat have previously been recorded within 2km of the survey site. There are no previous records of bats from the surveyed property, though it is considered unlikely that any previous surveys have been carried out at the site.

An examination of the surveyed buildings revealed no bat droppings or other evidence of roosting bats. Building 3 was considered to have no bat roost potential and Building 2 to have only low roost potential. Buildings 1 & 4 were classed as having moderate bat roost potential. A single Common Pipistrelle was recorded emerging from a roof vent in Building 1, but no other bats were found to be roosting during the survey. There were varying levels of bat activity at the site, most probably due to strong winds developing during the first survey which depressed bat activity.

8.2 Potential impacts in the absence of mitigation

Works to the roof of Building 1 will risk injury to the Common Pipistrelle bat recording roosting there. Without taking appropriate precautions the bat could be injured or killed. Works to convert the building are also likely to destroy the roost site of the bat and prevent it accessing the roost in the future; this would be an offence unless carried out under an appropriate licence.

Even where bat roosts have not been located during a survey there is always the risk that individual bats may use the site on a casual basis may so be encountered during works. Without taking appropriate precautions any such bats could be injured or killed.

As bats have been located at this site works will need to be carried out in accordance with the Method Statement in Section 9.

9 Mitigation method statement

9.1 Requirement for a licence

Works to Building 1 must be carried out under licence. The Bat Low Impact Class Licence (BLICL) is the appropriate option in this case, as this involves an administratively streamlined process in cases such as this, where the impact of bats will be limited. After planning consent has been obtained, the project must be registered under John Drewett's BLICL prior to the start of any works to Building 1. This must be done between three and twelve weeks prior to the start of works.

9.2 Tool box talk

Prior to the start of works on Building 1 the ecologist must give a brief toolbox talk to the contractors undertaking works to explain where bats have been found, what precautions must be taken during works and the protection afforded to bats.

9.3 Works to the roof of Building 1

During the removal of the roof of Building 1 the ecologist must be in attendance to conduct a watching brief and to rescue any bats found. These will be transferred to a bat box erected especially for the purpose. (see 9.4).

9.4 Erection of bat box

A bat box will be erected at the site by the ecologist prior to the start of works to the roof of Building 1. This will be used as a receptor place to which any bats found will be relocated by the ecologist. This box must be retained during and after completion of the works.

9.5 Bats found when the ecologist is absent

Even where bats have not been found during the survey, there is always a risk that bats may be encountered during works. Therefore, all works must proceed with caution. If bats are discovered work MUST STOP immediately in the vicinity and the ecologist be requested to attend the site. Contractors must not handle any bats. The ecologist will rescue any bats discovered and provide advice as to any additional procedures which may be necessary as a result of the discovery. It may be necessary to amend the licence registration to enable the works to continue legally.

9.6 Timber treatment

If timber treatment is necessary this must be done at the same time as other roof works. Timber treatment chemicals can be harmful to bats so only 'bat-friendly' products based on permethrin or cypermethrin may be used. Even these can harm bats which come into direct contact with them, so a careful check must be made for bats before spraying begins. If bats are present spraying must not take place. Using bat friendly chemicals will ensure that any bats that choose to roost at the site in future are not harmed.

9.7 Mitigation for loss of roost

A Schwegler 1FR Bat Tube must be built into the west gable end wall of Building 1 to provide a permanent roosting sites for bats, to replace that lost as a result of the conversion. The Schwegler 1FR Bat Tube is designed to be installed on the external walls of buildings, either flush or beneath a rendered surface. This makes it discrete as only the entrance hole will be visible.

The 1FR is specifically designed to meet the characteristic behavioural requirements of the types of bats that inhabit buildings. It has an integrated wooden panel onto which bats can cling and a ridged entrance slope which makes it easy for them to enter and leave the box safely. The design maintains excellent climatic conditions inside providing bats with a safe and stable environment in which to roost and it requires no maintenance because droppings fall out of the entrance ramp.

Details of the Schwegler 1FR can be found at <http://www.nhbs.com/1fr-schwegler-bat-tube>.

10 Background information and references

10.1 Bats: legislation and policy guidance

The following is a summary and brief interpretation of the legislation relating to bats. You are advised to consult the original legislation and/or a legal professional if you have particular concerns about the legality of a planned operation.

Bats and their roost sites are protected by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). This protection applies at all times, even if the bats are absent at the time that an activity is carried out.

Although many surveys are undertaken because Local Planning Authorities must consider the impact of a development on protected species during their decision making, it should be noted that bats and their roosts are protected, whether or not a survey has been requested, and that ignorance of the presence of bats is no defence against prosecution. Fines of up to £5000 and a six month prison sentence can be imposed for each offence.

Among other things it is an offence to:-

- Deliberately capture (or take), injure or kill a bat
- Deliberately disturb bats where the disturbance is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young or
- Deliberately disturb bats which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate
- Deliberately disturb bats, in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- Intentionally or recklessly disturb any bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct access to any structure or place which any bat uses for shelter or protection
- Damage or destroy a breeding site or resting place of any bat

The National Planning Policy Framework 2012 recognises that the planning system should perform an environmental role – contributing to protecting and enhancing our natural, built and historic environment. This should include “moving from a net loss of bio-diversity to achieving net gains for nature”. Planning should “promote...recovery of priority species populations”. Paragraph 119 states that “if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”. This section also states that “opportunities to incorporate biodiversity in or around developments should be encouraged”. Significantly, paragraph 119 states that “The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined”.

Where it is proposed to carry out works which will have an adverse impact on bats or on a bat roost, a European Protected Species (EPS) licence must first be obtained from Natural England, even if no bats are

expected to be present when the work is carried out. Granting of planning permission does not override this requirement.

Bat conservation is also part of the biodiversity action plan process. The Convention on Biological Diversity, signed in Rio de Janeiro in 1992, requires states to develop national strategies and to undertake actions aimed at maintaining or restoring a wide range of biodiversity.

In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, *“to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*. It notes that *“conserving biodiversity includes restoring or enhancing a population or habitat”*. Local authorities frequently require protected species surveys to be submitted with planning applications so that they can fully take conservation into account in their decision making.

An EPS licence application requires details of the proposed works, the bats which may be affected and the mitigation proposed to maintain the favourable status of bats in the region. The application is usually drawn up on behalf of the client by a specialist ecological consultant. The consultant is required to check that work is proceeding in accordance with the method statement and to also carry out monitoring of the impact on bats for some time after completion of the works – the length of monitoring is dependent on the species, development and expected impact of the development on protected species. Natural England aims to make a decision on licence applications within 30 working days of receipt. There is no guarantee that a licence will be granted and there is no fast track process to obtaining one. Applications can only be made once planning permission has already been obtained (where appropriate).

EPS licences can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

10.2 Brief summary of bat biology

Bats are the only mammals to have developed powered flight. They are the second largest group of mammals in the world, with almost 1000 different species. In Britain 17 species occur, with the range of species declining towards the north. All British bats feed solely on invertebrates.

British bats live in crevices in trees, caves, buildings, bridges, tunnels and other structures. They are long-lived animals which use roost sites to which they return year after year. In summer females are usually colonial, each species gathering together in warm maternity roosts to give birth to their single young. Males often spend the summer alone or in small groups. Several different roosts may be used over a year, the bats moving between these places depending on time of year, prevailing weather and other conditions.

In winter bats hibernate, a process of long periods of deep torpor punctuated by regular arousals. Their body temperature falls close to the ambient temperature of their chosen hibernaculum and their heart rate and metabolism drop dramatically. In this state they use little energy, allowing them to survive until spring on their fat reserves. They are very sensitive to temperature changes at this time. Changes may cause them to wake, a process which uses considerable energy reserves. Many species hibernate in cool, stable underground sites such as caves and tunnels, although individual bats may be found in almost any small crevice. Summer roosts and hibernation sites for the same bats are normally located in different places.

For more than 50 years bats suffered a major decline. The reasons are many and varied, but include destruction of roost sites, a reduction in insect prey and direct and indirect poisoning from toxic chemicals. As a result of greater protection, some are now doing better, but they are still vulnerable and threatened.

The survival of a colony of bats depends on there being a range of suitable summer roost sites, hibernation sites and feeding areas within a reasonable distance. Deep crevices in which they can roost, woodland, hedgerows and freshwater nearby all help to provide the conditions and food they need. A continuous linked network of good habitat provides ideal conditions. Some species will follow hedgerows and woodland edges and rivers where their food is concentrated whilst others fly higher and largely ignore features on the ground. Almost anywhere, even city centres, will be visited by bats at some time.

Each species of bat is different in the places it roosts, the food it eats, how it hunts and what it requires. That is just one reason why a bat survey must identify the species and numbers of bats present on a site, their roost locations, access points, feeding areas, etc., before determining any mitigation necessary.

10.3 References

- Collins J (ed.) (2016) *Bats Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition*, The Bat Conservation Trust, London
- Mitchell-Jones A J (2004) *Bat mitigation guidelines*, English Nature.
- Mitchell-Jones A J & McLeish A P (2004) *Bat Workers' Manual*, JNCC.
- Wray S, Wells D, Long E & Mitchell-Jones A J (2010) *Valuing Bats in Ecological Impact Assessment*, In Practice No. 70, pp. 23-25

NYMNP/PA

17/08/2018

**Andy Thompson
48 Perronet House
London
SE1 6JS**

**STRUCTURAL REPORT
ON
SUITABILITY FOR CONVERSION OF A
MASONRY BARN TO A DWELLINGHOUSE
UNDER CLASS Q of the TOWN & COUNTRY
PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 2015 AT
GREEN END FARM, NR GOATHLAND,
NORTH YORKSHIRE YO22 5LQ**



Report prepared by:
T M HUNT BENG CBUILDE MCABE

23 October 2017

4 Isis Court ▪ Rosetta Way ▪ Ouseacres ▪ York ▪ YO26 5NA

SchofieldsEQS
CONSULTANT ENGINEERS & QUANTITY SURVEYORS

REPORT in connection with a structural survey on the barns at Green End Farm, Nr Goathland, North Yorkshire for Andy Thompson, 48 Perronet House, London, North Yorkshire, SE1 6JS.

1.0 BRIEF

Scope and limitation

- 1.1 On instruction from Mr. Thompson the above property was visited and *visually inspected* on 17th October 2017 by myself
- 1.2 This report is limited in scope to the matters discussed therein and should not be taken as a general statement of structural adequacy or otherwise.
- 1.3 The inspection was undertaken internally and externally as necessary and was subject to access being available.
- 1.4 The report has been prepared at Mr. Thompson's request and therefore any liabilities that may arise are restricted to him and his clients. No responsibility can be accepted for any action taken by others to whom this report may be made available.

Orientation

- 1.5** For the purpose of this report, unless otherwise stated, the front elevation is shown on the title page of the report and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom and the rear elevation located to the top of the plan.

Property address

- 1.6** Green End Farm
Nr Goathland
North Yorkshire
YO22 5LQ

Task

- 1.7** Structural survey of property to investigate its suitability for conversion and prepare our own report.

2.0 BACKGROUND INFORMATION

Brief Description

- 2.1 This document is submitted as part of a formal proposal to convert an agricultural barn to a residential dwelling house in accordance with Class Q of the Town and Country Planning (General permitted development) Order 2015 at Green End Farm, Nr Goathland, North Yorkshire YO22 5LQ.
- 2.2 The site has two detached barns and an attached barn to the existing farm house that are suitable for conversion under Class Q classification.
- 2.3 Photographs were taken and these are archived in our offices.

3.0 OBSERVATIONS

Stone Barn to left of entrance gate

- 3.1 The barn which it is proposed to convert is a single storey stone framed structure with a metal roof. There is a concrete floor to the barn.
- 3.2 The main support framework is provided by stone walls to all sides with internal stone and masonry walls. The barn is built on a sloping site and shows signs of lateral movement to the exposed lower wall. There is a degree of bowing to the rear elevation wall that will require some local remedial works.
- 3.3 The roof is supported by a timber purlins to both the front and rear.
- 3.4 The ground floor is concrete. There are no further details on the makeup of the floor.

Stone Barn to right of entrance gate

- 3.5** The barn which it is proposed to convert is a single storey stone framed structure with a tiled roof. There is a concrete floor to the barn.
- 3.6** The main support framework is provided by stone walls to all sides with internal stone and masonry walls. The barn is built on a sloping site and shows signs of lateral movement to the exposed lower wall.
- 3.7** The roof is supported by a timber purlins to both the front and rear.
- 3.8** The ground floor is concrete. There are no further details on the makeup of the floor.

Barn attached to right elevation of Farm House

- 3.9** The barn which it is proposed to convert is a single storey stone framed structure with a tiled roof. There is a concrete floor to the barn.
- 3.10** The main support framework is provided by stone walls to all sides with internal stone and masonry walls. The barn is built on a sloping site.
- 3.11** The roof is supported by a timber purlins to both the front and rear.
- 3.12** The ground floor is concrete. There are no further details on the makeup of the floor.

4.0 CONCLUSIONS

4.1 Part 3 Class Q of the Town & Country Planning (General Permitted Development) Order 2015 allows

- the use of up to 450m² of existing floor space
- the replacement or installation of windows, doors, roofs, exterior walls, water, drainage, electricity, gas and other services “to the extent reasonably necessary for the building to function as a dwelling.”
- the partial demolition “to the extent reasonably necessary to carry out the allowable building operations.”

4.2 The existing buildings are structurally sound and suitable for conversion to a domestic property.



T M Hunt BEng CBuildE MCABE
tim.hunt@schofields.org

for Schofields EQS Ltd

NYMNPA

17/08/2018

Andy Thompson
48 Perronet House
London
SE1 6JS

**STRUCTURAL REPORT
ON
GREEN END FARM, NR. GOATHLAND**



Report prepared by:
T M Hunt B.Eng. MBEEng. Dip.HI

31/10/2017

REPORT in connection with structural survey at Green End Farm, Nr. Goathland for Andy Thompson.

1.0 BRIEF

Scope and limitation

- 1.1 On instruction from Andy Thompson the above property was visited and *visually inspected* on 17th October 2017 by myself.
- 1.2 This report is limited in scope to the matters discussed therein and should not be taken as a general statement of structural adequacy or otherwise.
- 1.3 The inspection was undertaken internally and externally as necessary and was subject to access being available. Floor coverings were not lifted nor were exploratory holes made unless noted in the report. Woodwork or other parts of the structure that were covered, unexposed or inaccessible were not inspected and therefore it is not possible to report that any such part is free from defect.
- 1.4 The report has been prepared at Andy Thompson's request and therefore any liabilities that may arise are restricted to him. No responsibility can be accepted for any action taken by others to whom this report may be made available.

Orientation

- 1.5** For the purpose of this report, unless otherwise stated, the front elevation is considered to be that which contains the front door which faces the main road and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom and the rear elevation located to the top of the plan.

Property address

- 1.6** Green End Farm
Nr. Goathland
North Yorkshire
YO22 5LQ

Task

- 1.7** Structural survey of property to investigate the condition of the left elevation and prepare our own report on it.

2.0 BACKGROUND INFORMATION

Brief Description

- 2.1 The property is a detached stone built house that has had an attached integral barn to the left elevation.
- 2.2 There is a single roof to the house and barn.
- 2.3 The site is located on a hill side running down from the front right to rear left.

3.0 OBSERVATIONS

External

- 3.1 The property has a dual pitched roof with clay pantiles. There are two chimneys in the main roof and a single chimney in the rear offshoot. The roof is generally in a satisfactory condition and looks to have been re-laid within the past 10 years.
- 3.2 There is a crack through the stone lintel over the left most ground floor window on the front elevation. A hairline crack has also formed vertically down from the bottom left hand corner of the first floor window above.
- 3.3 On the front elevation a further crack has formed in the mortar to the right hand side of the porch.
- 3.4 The rear offshoot and majority of the rear elevation show no signs of movement.
- 3.5 The left elevation is at the top of a steep slope that drops down to the side and rear of the building. This slope has a mixture of types of trees growing on it and an old chicken coop up next to the left elevation.
- 3.6 The condition of the left elevation is generally satisfactory with exception of the bottom rear corner. This has seen a degree of movement that has formed a stepped crack in the mortar of up

to 12mm in width. The crack works its way up to the corner with the rear elevation and then steps back down to the ground along the rear elevation itself.

- 3.7** Alongside the rear elevation there is also an exposed section of drain pipe.

Internal

- 3.8** It was not possible to view the roof space as the access hatch was sealed shut.
- 3.9** There was no sign of movement to the walls of the building nor to the internal face of the rear left-hand corner of the building.
- 3.10** There is a degree of deflection in the first-floor joists when a 'heel-drop' test is carried out. This suggests that the joists are undersized to current standards.
- 3.11** Due to the layout of the property the first-floor windows are at a low level. There was no indication that the windows are formed with safety glass in them and this should be rectified for safety issues.
- 3.12** There was a damp smell to the property which probably results from a sustained period without heating. Once heating has been restored there is likely to be a degree of shrinkage in any internal

timber work which could result in additional movement becoming apparent.

4.0 CONCLUSIONS

- 4.1** The rear left corner of the property has suffered a small degree of movement. It was not possible to confirm in the survey if this had stopped or was progressive.
- 4.2** The cracking has occurred where the property is potentially vulnerable due to the influence of the nearby trees, steep slope and the existing foundations being affected by the drainage pipe, if it is damaged.
- 4.3** The foundation to the corner of the property should be exposed and the correct depth confirmed. It is likely that this will mean that the corner and left elevation will need to be underpinned to provide a suitable bearing for the end of the house.

Timothy Hunt B.Eng. C.Build E. MCABE

July 2018
GEF/SKM.01

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire. YO22 5LQ**

NYMNP A

15/08/2018

Main House Sketchup Model Images



IMAGE 1: FRONT (SOUTH) ELEVATION



IMAGE 2: FRONT ELEVATION VIEWED FROM SOUTH-EAST

The Old Post Office
Stonegrave
York
YO62 4LJ



Gerry Rogerson BA Dip (Hons) Arch RIBA



IMAGE 3: REAR ELEVATION VIEWED FROM NORTH-EAST



IMAGE 4: FRONT ELEVATION VIEWED FROM SOUTH-EAST



IMAGE 5: REAR AND END ELEVATION VIEWED FROM NORTH-WEST



IMAGE 6: PLAN VIEW FROM ABOVE



IMAGE 7: SECTION THROUGH PROPOSED MEZANINE FLOOR TO GUEST COTTAGE



IMAGE 8: SECTION THROUGH GUEST COTTAGE LIVING ROOM

July 2018
GEF/SKM.02

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire. YO22 5LQ**

NYMNPA

15/08/2018

Barn 1 Sketchup Model Images



IMAGE 1: END & REAR ELEVATIONS VIEWED FROM SOUTH-WEST (PUBLIC VIEWPOINT)



IMAGE 2: END & FRONT ELEVATIONS VIEWED FROM SOUTH-EAST

The Old Post Office
Stonegrave
York
YO62 4LJ



Gerry Rogerson BA Dip (Hons) Arch RIBA



IMAGE 3: END & FRONT ELEVATIONS VIEWED FROM NORTH-EAST



IMAGE 4: PLAN VIEW FROM ABOVE

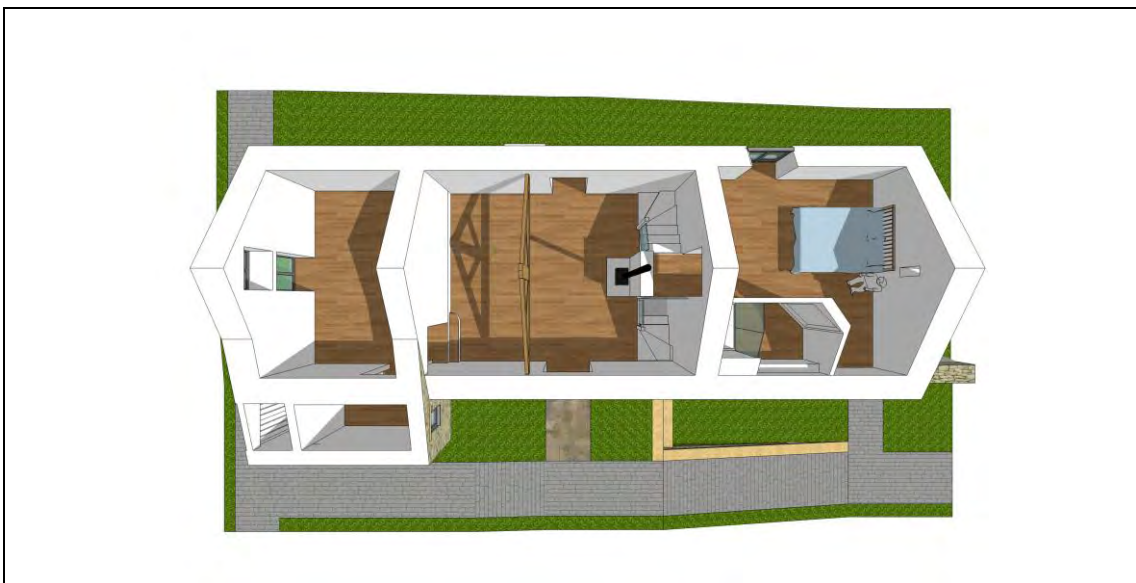


IMAGE 5: PLAN VIEW FROM ABOVE, SHOWING FIRST FLOOR TO NORTH BAY



IMAGE 6: PLAN VIEW FROM ABOVE, SHOWING GROUND FLOOR THROUGHOUT

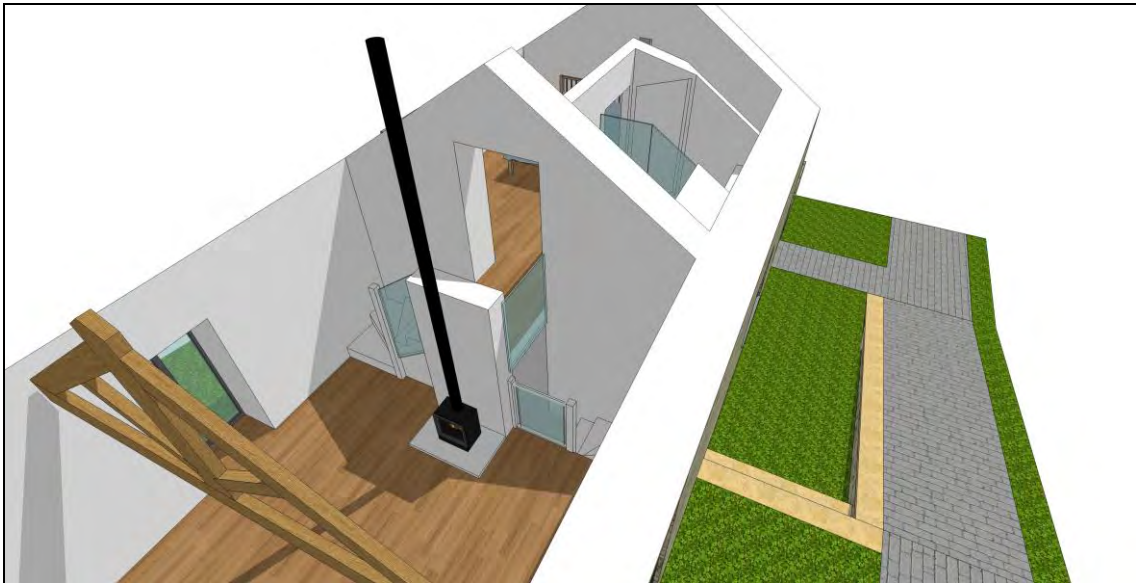


IMAGE 7: ELEVATED VIEW OF LIVING SPACE & STAIRCASE CONFIGURATION

July 2018
GEF/SKM.03

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire. YO22 5LQ**

NYMNPA

15/08/2018

Barn 2 Sketchup Model Images



IMAGE 1: END & FRONT ELEVATIONS VIEWED FROM WEST (PUBLIC VIEWPOINT)



IMAGE 2: END & FRONT ELEVATIONS VIEWED FROM NORTH WEST

The Old Post Office
Stonegrave
York
YO62 4LJ



Gerry Rogerson BA Dip (Hons) Arch RIBA



IMAGE 3: FRONT ELEVATIONS VIEWED FROM NORTH



IMAGE 4: FRONT & END ELEVATIONS VIEWED FROM EAST

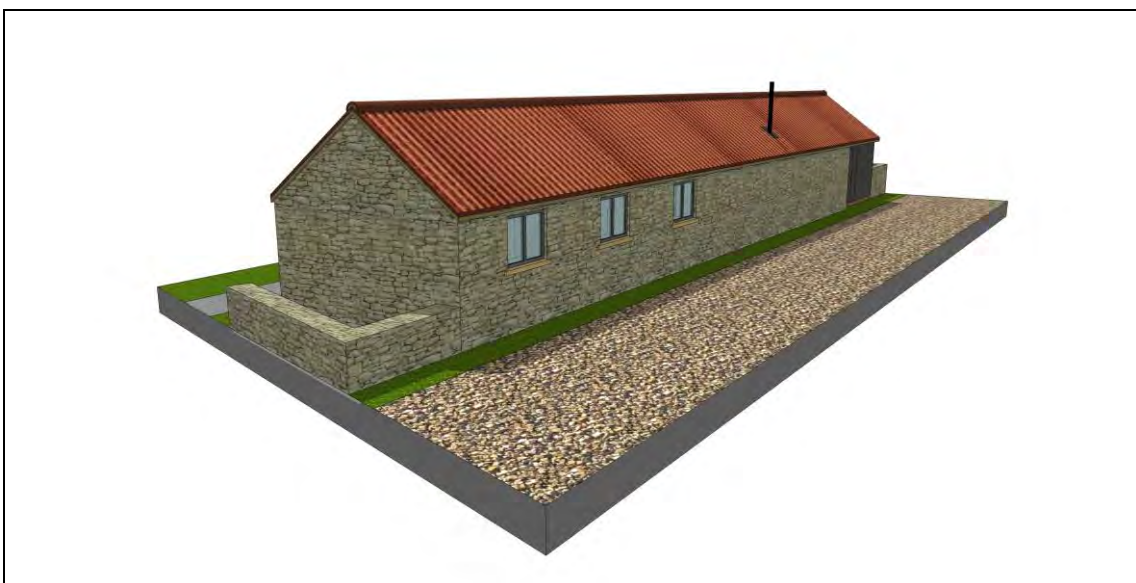


IMAGE 5: REAR ELEVATION VIEWED FROM SOUTH-WEST (PUBLIC VIEW)



IMAGE 6: PLAN VIEW FROM ABOVE

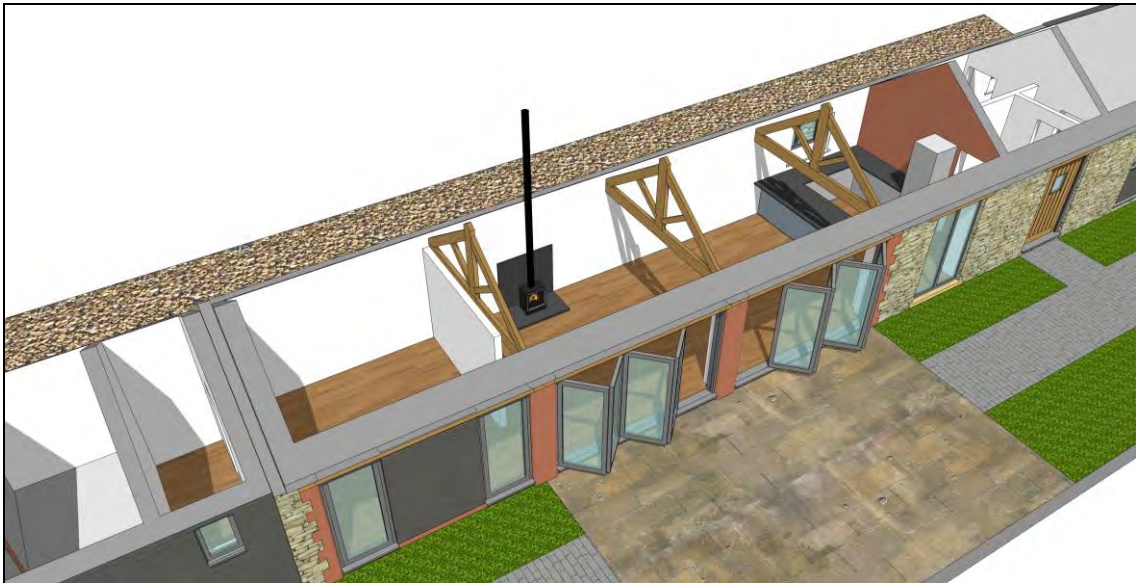


IMAGE 7: ELEVATED VIEW OF INTERNAL LAYOUT

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Andy Wilson
Chief Executive

Fran Costelloe and Andy Thompson
c/o Gerry Rogerson
The Old Post Office
Stonegrave
North Yorkshire
YO62 4LJ



Your ref:
Our ref: NYM\2017\ENQ\13476
Date: 04 June 2018

Dear Mr Rogerson

Proposed Alterations and Extensions to Farmhouse together with Conversion of Outbuildings to Holiday Cottages at Green End Farm, Goathland

Thank you for submitting proposed plans on 15 May 2018 and for taking the time to meet at the National Park Offices on 18 May 2018 to discuss the project described above.

As promised, please find below a summary of the main points of discussion and my informal advice below:

Main Farmhouse and attached Outbuilding:

It is my informal Officer opinion that a two storey side extension, leading into a single storey rear extension is likely to receive Officer support. However, to ensure the principle farmhouse remains as the dominant form I would recommend reducing the width of the extension by 1 metre and reducing the ridge height. We also discussed the possibility of an alternative roofing material to complement the contemporary design of the extension rather than seeking to match the host property.

As the existing farmhouse is constructed from local materials in the local architectural vernacular, I would encourage your clients to retain traditional timber framed windows and perhaps a four or six panel front door to remain faithful to the original design. The restoration of the farmhouse's front elevation would enhance the property and create a clear contrast between the house and extension allowing each phase of building to be identified and architecturally distinct.

I have no objection in principle to the alteration to the lean-to store to create a pitched roof store/plan room but would ask for the front elevation to be set back slightly to provide a bit of relief to an otherwise very long elevation. Alternatively, I recall having a conversation about the possibility of introducing solar PV equipment into the scheme and wonder whether panels could be used if a lean-to roof arrangement was retained?

Continued.../



Looking at the rear elevation, I would request that the proposed first floor extension is significantly reduced as this part of the proposal would be considered against Development Policy 8 (Conversion of Traditional Unlisted Rural Buildings). DP8 is largely a building conservation policy seeking to retain the agricultural or utilitarian character of a rural building and which resists new openings, extensions and alterations of a domestic character. The elevation is north facing and therefore has very few openings as a method of protecting the building from the elements. With this in mind, I would recommend reducing the size and frequency of openings in this elevation and would encourage you to arrange any openings which are necessary in an irregular pattern. As the longest part of the roofslope is currently roofed in a corrugated sheet material, an alternative option for improving the provision of natural light would be to use sections of patent glazing and I **attach** photographs showing examples of where this has been successfully used elsewhere in the park (some in conversion schemes and some in domestic settings).

The window in the study seems a little 'at odds' with the other openings and I wonder whether there is the opportunity to continue the contemporary theme more strongly. I have no objection to the use of stone for the study as the existing extension is constructed from stone but the Authority is likely to consider an alternative material such as timber or zinc if preferred.

Finally, I expressed concern about the proposed area of decking with particular emphasis on the use of a glass balustrade which can sometimes appear as a stark and highly reflective material. Your explanation and longer distance site pictures were helpful when we discussed this element and I am happy to consider this as part of the application. However, since our conversation, I have researched other options and attach some images (taken from the internet rather than completed National Park projects) of high tension wire systems for your consideration.

Barn One:

The proposed scheme is considered to be sensitive and whilst it includes a small extension and one or two new openings, I am of the opinion that these alterations are likely to be considered acceptable. However, I would recommend a reduction in the number of rooflights and where possible, the retention of existing doors/shutters to be pinned back in order to respect the character of the host building post-conversion. As the roof covering of this building is non-traditional, comprising corrugated metal sheets, an alternative to standard rooflights might be to introduce further patent glazing as mentioned above.

Barn Two:

I have no objection in principle to the design of the proposed conversion of the second barn at the south-east of the site which currently comprises three loose boxes and three open bays. However, I have some concerns in relation to the proposed extension which, in my opinion, exceeds the size of extension that could be considered under Development Policy 8. Consequently, I would ask for a substantial reduction in the size of the extension and request consideration is given to a timber clad structure. In order to reduce the size of the extension, I would recommend a reorganisation of the internal space and suggest that the en-suite shower is omitted and the large en-suite bathroom is amended to a house bathroom accessed off the hallway.

Finally, in respect of both conversion units, I would request that all doors, windows or fixed glazing are deeply recessed, ideally fitted to the inward face of the stonework.

Continued.../

I hope my comments are of assistance to you and trust you appreciate that this letter is an expression of informal Officer opinion only and is given without prejudice to any decision the Authority may issue following the consideration of a formal planning application. I would be happy to comment on any additional ideas or amended details if necessary, alternatively you may prefer to proceed with a full planning application.

If you have any questions or would like to discuss the matter, please do not hesitate to contact me.

Yours sincerely

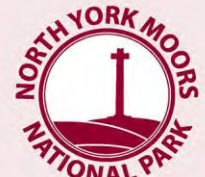
Miss Helen Webster
Planning Officer

Notes:

1. Whilst the documentation submitted is acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application. As such, you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice.
2. The relevant planning application forms and guidance notes are available to download from the Authority's website or paper copies are available upon request from the Planning Administration Team. Alternatively, an online application can be made via the Planning Portal website.

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Andy Wilson
Chief Executive

Fran Costelloe and Andy Thompson
48 Perronnet House
London
SE1 6JS

NYMNP

15/08/2018

Your ref:

Our ref: NYM\2017\ENQ\13476

Date: 08 September 2017

Dear Ms Costelloe

Proposed Alterations and Extension to Farmhouse together with Conversion of Outbuildings to Holiday Cottages at Green End Farm, Goathland

I refer to the above enquiry received at the National Park Office on 25 July 2017 and our subsequent discussions about the proposal. I am pleased to confirm our site meeting on the morning of Friday 06 October 2017. I will be in touch again to confirm a mutually convenient time.

Since our telephone discussion I have taken the opportunity to research the planning history and planning constraints affecting the site. I can confirm that the property is not a listed building and is not within the village conservation area. The land to the south however is registered common land but the search results did not reveal any planning applications.

Having regard to the above and your proposal, I would advise as follows:

Refurbishment of Farmhouse and Extension

On the basis the property is not a listed building, I am pleased to confirm that planning permission for general repairs and maintenance will not be required. However, depending on the position and dimensions of the extension, planning permission may be required for that element. I would be grateful to receive sketch details showing the scale and general character of the type of extension you are considering in order for me to provide you with further advice.

Similarly, the replacement of windows and doors will not require planning permission. However, I would take this opportunity to draw your attention to the advice contained within Part 2 of the Authority's adopted Design Guide in relation to windows which encourages the use of traditionally constructed timber framed windows as this is a much more sustainable and appropriate material for use in traditional properties.

Proposed Workshop for Home-working/Culinary Workshops

Whilst many small-scale home working ventures do not require planning permission, I would advise that if the business includes visiting members of the public or customers arriving at the site, then planning permission is likely to be required.

Continued.../



Consequently, I would be grateful to receive further information outlining how the residential culinary business is proposed to be run to allow further assessment of the proposal.

Proposed Conversion of Outbuildings to provide 2no. Holiday Lets

Proposals for the conversion of disused rural buildings are considered under Development Policy 8 (Conversion of Traditional Unlisted Rural Buildings) of the Core Strategy and Development Policy Document.

DP8 seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group to a range of uses. For proposed holiday cottage use, annexe or local needs letting there must be an existing residential unit within the group. DP8 also states the building must be of architectural or historic importance and makes a positive contribution to the character of the area; is structurally sound; is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions; is compatible in nature; scale and levels of activity with the locality; is of a high quality of design and that the proposal does not require changes to the buildings curtilage or new vehicular access/parking areas.

I note you have already considered Part 4 of the Authority's adopted Design Guide (The Re-use of Traditional Rural Buildings) and as discussed on the telephone, I would emphasise that the Authority seeks to take a conservation-based approach to conversion schemes and encourages applicants to make use existing openings and features to ensure the architectural character of the original building is retained.

The buildings in question certainly appear to be attractive and traditional buildings so, subject to the results of a structural survey, I am of the opinion that the Authority would look favourably upon a sensitive conversion scheme. However, I would advise you that, if an application is considered to be acceptable, it is likely that conditions restricting the holiday use to 28 day periods of letting and that the building shall not be sold off separately from the main dwelling will be imposed on any approval granted. I would also encourage you to consider whether the conversion of this building would lead to pressure for the requirement of any replacement storage as it is unlikely that the Authority would support an application for a new building to compensate for the loss of storage space following a conversion scheme.

I note that you have also enquired as to the constraints on the tenure of the proposed letting units provided by the conversion scheme and as such, I would draw your attention to Core Policy J (Housing) of the NYM Core Strategy and Development Policy Document together with the accompanying Housing Supplementary Planning Document. On the basis the site is located within the opening countryside; I would confirm that any unit of accommodation proposed for permanent residential use would be restricted to residential letting for local needs.

Proposed Replacement of Dutch Barn with Dwelling

The existing steel portal frame Dutch barn would not be considered as a traditional building worthy of retention and consequently a scheme for residential use would not be considered as a conversion. I regret to inform you therefore that an application for the erection of a new dwelling for permanent residential or new building holiday accommodation is extremely unlikely to receive Officer support in this open countryside location. Aside from the concerns I have in relation to the principle of the proposal, it is my informal Officer opinion that the location would be harmful to the amenities and setting of the remaining properties/buildings at the site.

Continued.../

I hope the above information is of assistance to you at this stage and trust you appreciate that this letter is an expression of informal Officer opinion only and is given without prejudice to any decision the Authority may issue in response to a formal planning application.

If you would like to submit any further information or discuss the matter before our site meeting, please do not hesitate to contact me at the above address.

Yours sincerely

Miss Helen Webster
Planning Officer