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Combined Heritage, Design & Access Statement

Planning and Listed Building Consent for Domestic Alterations and refurbishment

Atkinson Wood Farm, Easby

Prepared on behalf of Mr Yewdall

Document:

Heritage Impact Assessment

Site:

Atkinson Wood Farm, Easby

Project:

Planning and Listed Building Consent for
Domestic Alterations and refurbishment

Client:

Mr Yewdall

Statement prepared by:

Jonathan Helmn BSc (Hons) MSc MRTPI
Planning Consultant
Prism Planning

Checked by:

Steve Barker BSc (Hons) MRTPI DMS
Managing Director
Prism Planning

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1.0 Introduction

- 1.1 Prism Planning Ltd has been engaged by Mr Yewdall to prepare and submit a Heritage Impact Statement to support a Planning and Listed Building application relating to domestic works at Atkinsons Woods Farm, a Grade II listed property.
- 1.2 The submission is comprehensive in nature, seeking to address both proposed improvements to the property, as well as regularising unauthorised works carried out in error, prior to the purchase of the property by the applicant.
- 1.3 The report assesses the impacts the proposal has upon the significance of Atkinson Wood Farmhouse (Atkinson Farmhouse) and adjacent outbuilding range and also a nearby farm building (The Farm Building), being Grade II listed structures.
- 1.4 Through this statement, it will be shown that the development will have no adverse impact upon the significance of either heritage asset.
- 1.5 The statement should be read alongside the submitted plans.

2.0 The Site and Surrounding Area

- 2.1. Approximately 800m to the west of the site lies the hamlet of Easby. Roughly 1.3km to the south east of the site is Battersby village.
- 2.2. The site is located within the North York Moors National Park and is in a rural area at the northern foothills of the Moors.



Figure 1: Approximate outline of application site. Source:(Google Earth, 2018).

- 2.3 The application site comprises of the main farmhouse located at the north eastern end of the site, together with a linear run of directly attached outbuildings along an approximate north east/south west axis. All of the buildings are listed (Listing Reference: 1151380, Date October 1990). A full copy of the listing description for the farmhouse is attached at Appendix B.
- 2.4 Approximately 25m to the north west of the Atkinson Farmhouse is a Grade II listed farm building (The Farm Building) with attached pig sties and privies (Listing Reference: 1189025, Date October 1990). A full copy of the listed building description for the outbuildings is attached at Appendix B. The National Park will wish to be aware that the privies referred to in the description collapsed some time ago and no longer exist.
- 2.5 For clarity, and avoidance of doubt, the farm buildings are not directly affected by these proposals although in accordance with Paragraph 16 of the Town and Country Planning Act 1990 (as amended), consideration needs to be given to the impact of any works on the setting of these outbuildings.

- 2.6 To the north of both groups of buildings are a series of modern barns, used for a variety of active farming purposes, including accommodation of livestock, storage of plant and machinery and storage of timber from forestry operations.

Site Context

Background and early years

- 2.7 Atkinson Farm was built in the early 18th Century, being constructed out of sandstone under a clay pantiled roof. The farmhouse and its attached outbuildings have been altered on many occasions over their life, with new openings being formed in the outbuildings in particular and infilled as farming practices and scale of mechanisation has changed over the years.
- 2.8 The domestic part of the range has also altered, with the original entranceway to the property being moved in the latter part of the 20th century and a large brick porch being added to the northern elevation, around the 1960's.
- 2.9 The original access to the farm off Kildale Road was bisected by the introduction of the railways with what is currently known as the Esk Valley Line crossing the original farm track just to the west of the site at surface level. Following a number of incidents at the crossing, a new entrance to the farm was made in the early 60's off Battersby Avenue to the east of the original access.

Ownership

- 2.10 For the majority of its life, the farm and land were part of the Snilesworth Estate, owned by the Ingleby family, being acquired in stages over the late 19th century through to 1928.
- 2.11 At the time of its listing in 1990, the farm was owned by Viscount Ingleby and passed to his daughter, The Right Honourable Henrietta McNeile (referred to hereon as RHHM) on his death in 2008. The farm and surrounding land are in the process of being sold by RHHM, to the present applicant, Mr Yewdall.
- 2.12 The farm was not occupied by the Ingleby family but was tenanted until the death of the then tenant in 2013 and the various alterations referred to above were carried out by the Snilesworth Estate during the Alcock's tenancy.
- 2.13 Following the death of the last tenant, the building was unoccupied for a period and was in a poor state of repair, with weather penetration of the roof structure, significant damp problems caused by groundwater penetration and dangerous flooring caused by rot and insect attack. It was unfit for habitation and required substantial investment and restoration. The house was also targeted by thieves in 2013 when additional substantial damage was done.

- 2.14 In 2017 the applicant was negotiating with RHHM for the potential acquisition of the property. With the consent of RHHM and her agents Carter Jonas, he was occupying the site in a static caravan located at the eastern end of the site, the house being unfit for habitation at that time. The owners' agent Carter Jonas, as recorded by Hambleton DC, had granted a license for a series of repairs to be carried out to the structure, including the insertion of new timber windows throughout, new roof and recladding of the brick porch at the rear of the property, together with alterations to a number of the former agricultural and domestic openings in the structure.
- 2.15 At that time the applicant was unaware that the building was listed, and seemingly the then owner and her agents were similarly also unaware, having consented the works. The applicants then carried out a series of alterations and improvements, without the benefit of Listed Building Consent, until visited by the National Park's Enforcement and Conservation Team.
- 2.16 Following the revelation that the building was listed, he ceased all work on the project and called in his own architects and planning specialists to liaise with the National Park's specialist staff, culminating in the submission of this application.
- 2.17 It is accepted that Listed Building Consent ought to have been obtained for the works carried out. It is unfortunate that the owner and her agents were seemingly unaware of the listed status of the building and failed to pass on any cautions, contributing to the present situation.
- 2.18 The present application is the result of several months of careful negotiation and discussion between specialist professionals with the resultant submission dealing with a number of aspects of the buildings care and maintenance, including retention of works carried out and proposed works of refurbishment. It could technically be described as a hybrid application.

Building Description

- 2.19 The house is a two storey dwelling constructed from course squared and herringbone tooled stone with pantile roofs. There are also details such as stone copings, ridges and chimneys.
- 2.20 Over the life of the building the listing description notes changes such as the introduction of UPVC windows in parts of the property as well as retained original windows with chamfered quoin surrounds and chamfered mullions.
- 2.21 The listing of the property was made in October 1990 and the description of the building in the listing comes from that date. It will be shown later in the HIA that historic photo evidence shows details of the house which were not known when the listing was made, such as the location of the original entrance door.
- 2.22 There is no recorded planning history for the site, suggesting that the Snilesworth Estate did not obtain planning permission for the brick extension on the north side,

although given the passage of time it is immune from any planning control and was clearly added before any listing could take effect.

2.23 Photos of the site are included in Appendix A.

2.24 An aerial photo taken in 1956 is included below for context of how the site looked previously. A larger copy is available in appendix D.



Figure 2: The farmstead in 1956

2.25 Of particular note from the photograph are the following points:

- The location of the original doorway, lying to the west of the position it was in at the point of listing.
- The arched opening in the gable outbuilding on the western facing end outbuilding.
- The enlarged opening on the south facing elevation of the end byre.
- The chicken sheds located on the north eastern part of the site, where the temporary static caravan is now located.

2.26 The photograph also shows the original farm entrance, prior to the current entrance being located a few years later on the south side of the site, having passed underneath the railway line.

2.27 At the point where the applicant took over responsibility for the site in 2017, the south facing gardens had been largely removed and the hedging visible in the photograph was no longer in existence, although a pond has existed on this site for around 40 years and has not been touched by the applicant at this stage.

3.0 The Proposed Development

3.1 Introduction

3.1.1 Listed building consent is sought a range of works to the property, some proposed and some retrospective in nature.

3.2 Windows

3.2.1 The application proposes the insertion of a complete set of bespoke timber windows to the property using a slimline glazing system to enable energy efficient double-glazing system to be installed.

3.2.2 The character and style of the new windows has been the subject of extensive discussions and negotiation between the applicant and the Park. The submitted scheme recognises that the farmhouse character was essentially domestic and simple. The ancillary outbuildings to the west had a distinctly agricultural quality, often incorporating inward opening ventilation lights. The submitted scheme recognises this and seeks to maintain the character and essence of the difference building historic function and role.

3.2.3 It is accepted that in some instances the new windows will replace traditional sashes which might have been capable of restoration, had the applicant appreciated the listed status of the building. Their loss has a slight adverse impact upon the significance of the original farmhouse. This has to be considered in the context of the scheme also involving sensitively designed timber windows replacing crude and unsympathetic uPVC windows, installed prior to listing and therefore otherwise immune from any control.

3.3 Principal Doorway

3.3.1 On the principal (south facing) elevation of the property, the doorway of the house has been moved from the right-hand side to the left of the building. Where the door has moved to was previously a window and where the door was has become a window. This is however the original configuration of the dwelling based on the supplied photo evidence which shows a doorway in this location in 1956 (Appendix D).

3.3.2 It will be appreciated that this element of work better reveals the historic layout of the building and enhances the external appearance of the building. This element of the proposal significantly improves the significance of the building through sensitive restoration of a layout hidden by modern works.

3.4 Western Gable

3.4.1 The second retrospective Listed Building Consent matter relates to the western gable end. When the applicant took control of the property the gable end opening and south wall showed significant movement owing to not having any foundation and was supported by a rotten railway sleeper, and the gable was in poor condition. Our client

carried out necessary emergency works to repair the building by putting footings under the west gable and southern wall and returned it to what he considered would have been the original arched opening, using arched stones found on the site and basing his work upon the 1956 photograph of the site.

- 3.4.2 In discussions with the Park's Senior Conservation Officer, it has been agreed that the 1960's era flat opening will be re-instated, using an oak beam sourced from the local woodland.

3.5 Porch Cladding

- 3.5.1 The rear porch on the northern doorway has been re-clad in stone and extended to provide improved living accommodation. The style of the current works has been considered to be inappropriate to the vernacular tradition and character of the building.
- 3.5.2 An alternative simpler approach is detailed on the proposed plans and will be implemented within 12 months of the date of approval of the revised submission.

3.6 Granary Steps and Sun room

- 3.6.1 A series of alterations have taken place to the rear granary steps and adjacent roofline, including the insertion of a small dormer for increased headroom internally.
- 3.6.2 The proposed works have been considered unsympathetic to the building and accordingly the applicant has agreed to reinstate and repair the structure to its original appearance and roofline. As such the significance of the building will not be adversely affected.
- 3.6.3 Between the granary steps and the rear porch it is proposed to create a small sunroom, using a lightweight and contemporary approach. The sunroom has been the subject of detailed discussions and amendments, with the overall objective of making sure it appears as a visually subordinate structure which does not adversely affect the significance of the main building. The applicant has been prepared to reduce the depth of the sunroom so that it now sits behind the projection of the granary steps, enabling them to retain their dominant role on the rear elevation of the building.

3.7 Miscellaneous Matters

- 3.7.1 The application proposes a series of other, more minor works, such as the re-instatement of pressure plates on the western gable wall - installed when the building was in a poor structural condition, prior to the applicant's underpinning and repairs being effected.

4.0 Heritage Assessment

4.1 Introduction

4.1.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires decision makers dealing with listed buildings to have:

“...special regard to the desirability or preserving the building or its setting or any features of special architectural or historic interest which it possesses”

4.1.2 It is accepted that the retrospective works and proposed changes have the potential to affect the special architectural features or historic interest of the building.

4.1.3 Paragraph 126 notes four points should be used in considering an assets significance:

- *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

4.1.4 The National Planning Policy Framework (the Framework) notes, at paragraph 128 that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

4.1.5 The Framework goes on to advise planning authorities at paragraph 129 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

4.1.6 The Framework advises decision makers that great weight should be given to the conservation of a heritage asset and the more significant the asset, the greater the weight.

4.1.7 The application refers to buildings which are Grade II listed. The Heritage Assessment therefore focuses on the impact of the proposed and existing works on these heritage assets.

4.2 Development Plan

4.2.1 The North York Moors National Park Authority Core Strategy and Development Policies (CSDP) was adopted in November 2008 and contains the following relevant policies:

- Core Policy G Landscape, Design and Historic Assets - notes that landscape and historic assets of the North York Moors will be conserved and enhanced. Particular protection will be given to elements which contribute to the character and setting of the listed buildings and historic parks and gardens.
- Development Policy 5 Listed Buildings - notes that proposals for alterations, extensions or change of use will not be allowed should they result in an unacceptable impact. On the special historic or architectural interest of the building.
- Development policy 6 Historic Parks and Gardens - notes that development will only be permitted where there is not an unacceptable effect on the character, appearance, amenity, setting and views of both assets.

4.2.2 Full Extracts of Policy are included in Appendix C.

4.3 Listed Building

4.3.1 The listing description for Atkinson Farm (Listing 1151380), set out in Appendix B lays out the nature of the building and its history. The entry is a brief 'legacy entry' that details the building rather than specifically discussing reasons for the listing. The building whilst altered is early 18th century and its original features are thought to be the main reasons for its listing.

4.3.2 Overleaf is a map showing the location of nearby listings.



Figure 3: Listed buildings in proximity to the site.

- 4.3.3 Figure 3 shows the listed buildings located in the area. There is only a single nearby listing for the Farm Building (Listing 1189025) which is the left triangle on the map (the subject application site is the right triangle).
- 4.3.4 The barn with attached pig sties and privies was built more recently than Atkinson Farm being constructed in the early 19th Century from coursed, squared herringbone tooled stone along with a pantile roof. It consists of a 2-storey barn with an attached single storey barn and pig sties with privies to the rear. A full description is included in Appendix B.
- 4.3.5 The site is located close to the building however It is not considered that the proposals have any effect on the setting of these heritage assets as will be demonstrated below.

4.4 Assessment

- 4.4.1 The significance of Atkinson Farm is considered to come principally from the age of the building, its original features and the adjacent heritage buildings. Whilst the listing mentions various details of the building these are not all original as demonstrated by the photo in Appendix D. In the historic photo the door is located in an identical position to our client's current proposals. Furthermore, examining the gable end, a stone archway is visible as part of an earlier feature.
- 4.4.2 Notwithstanding this point the previous gable end opening was in a very poor condition prior to works taking place, and the new construction has stabilised the structure and maintained its character and appearance.
- 4.4.3 It is accepted that the removal of some of the original sash windows has had a slight adverse impact upon the significance of the building and might represent a loss of an

original feature. However, their originality is by no means certain and it is clear that windows have been significantly altered over time, in terms of siting, size and alignment, with even highly inappropriate uPVC appearing. The current proposals provide for a uniform and consistent approach to fenestration which is considered to better maintain the significance of the building, when read as a whole.

- 4.4.4 It is therefore considered these there would be no negative impact on the setting of the heritage asset of Atkinson Farm from the retrospective works, taken as a whole. Indeed, by restoring historic features it is considered the setting of the asset is enhanced by the development.
- 4.4.5 The neighbouring listed farm building has also been examined to understand if the retrospective works would impact its setting. The result is similar in that historic features of Atkinson Farm are being reinstated and the setting is improved.
- 4.4.6 To summarise the retrospective works, both are considered to enhance the settings of the Atkinson Farmhouse and the farm building assets.
- 4.4.7 Regarding the setting of listed farm building, it is also expected it would benefit from the proposed works as they are recognised in the listing as a feature of the Atkinson Farmhouse. The result would be an improvement in the setting of the listed building.
- 4.4.8 The proposals are considered to preserve the assets according with section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). They are also considered to also accord with paragraph 128 of the Framework by describing any impacts in detail proportionate to the assets importance.
- 4.4.9 Examining the Local Plan proposals are considered to meet Core Policy G of North York Moors National Park Authority CSDP enhancing the historic asset, with the retrospective works and proposals considered to improve the setting of both listings. Both also accord with Development Policy 5 of the North York Moors National Park Authority CSDP, as the proposals do not result in an unacceptable impact on the architectural interest of the buildings. Finally, as a result of the above the proposals meet North York Moors National Park Authority Development Policy 6 as there be no unacceptable impact on either of the listings.

5.0 Summary and Conclusion

Summary

- 5.1. The proposed proposes a range of measures, some proposed and some retrospective in nature, all detailed in the main body of this report which aimed at bringing the farmhouse back into habitable condition. They provide for a long-term future of a building which was previously unfit for habitation by current standards.
- 5.2. The proposals do not have any adverse impact upon the significance of the listed building, nor do they negatively affect the significance of the neighbouring listed building. Indeed, the proposals are considered to improve the settings of both listings by restoring original features. The proposals are considered to result in no adverse impact upon the significance of either listing.
- 5.3. Local Planning policies were found to be in accordance with the proposals.
- 5.4. The requirements of Para 129 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 are fully met.

Conclusion

- 5.5. In conclusion and in light of the above, it is our view that the proposals are acceptable, although we would be happy to discuss any remaining concerns or issues with officers.

6.0 Appendices

Appendix A – Photographs of the site



Photo 1 – View of rear of property



Photo 2 – View of side of property (including repaired/reinstated entry)



Photo 3 – View of side/front of property (1)



Photo 4 – View of front of property



Photo 5 - Door relocated

Appendix B - Full extracts of Listing entries

Atkinson Wood Farmhouse and Adjacent Outbuilding Range

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ATKINSON WOOD FARMHOUSE AND ADJACENT OUTBUILDING RANGE

List entry Number: 1151380

Location

ATKINSON WOOD FARMHOUSE AND ADJACENT OUTBUILDING RANGE

The building may lie within the boundary of more than one authority.

County: North Yorkshire

District: Hambleton

District Type: District Authority

Parish: Ingleby Greenhow

National Park: NORTH YORK MOORS

Grade: II

Date first listed: 30-Oct-1990

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333135

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

INGLEBY GREENHOW NZ 50 NE 5/77 Atkinson Wood Farmhouse and adjacent outbuilding range

GV II

Farmhouse with attached byre and cart-shed range. House early C18, altered; outbuilding late C18. Coursed squared, herringbone-tooled stone; pantile roofs; stone kneelers, copings, ridges and chimneys. Range, stepping down to right, comprises 2-storey, 3-bay house; 3-bay byre with granary over; single-storey 2-bay byre/cartshed; and single-storey 2-bay cartshed. House: plinth. Original windows have chamfered quoined surrounds and chamfered mullions. Windows now mostly 2-light late-C20 small-pane p.v.c. casements to ground floor and 2-light 12-pane side-sliding sashes to 1st floor. Added single-storey brick wing to right of centre has late C20 door and window in right return, moulded kneelers. On left, a door inserted in former window with original 2-light window over. Shaped kneelers. Shouldered, corniced stacks at right end and to ridge between left-hand bays. Outbuilding range: first byre has central stable door with small slatted window to right and above; on left, stone steps, with kennel under, up to board granary door. Second outbuilding has a stable door and a wide, half-blocked, elliptical-arched doorway. Block kneelers. Cartshed at right end has later double door in right return. Rear: house has at right end, chamfered, quoined, doorway with an original 1-light window on its right; 3 tie plates. Byre on left has central door, now window, with small window to left and above. Second byre has blocked central door. Left return of house has an original 2-light window on each floor.

Listing NGR: NZ5859208404

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NZ 58592 08404

Map

Map

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End of official listing

FARMBUILDING APPROXIMATELY 25 METRES TO NORTH WEST OF ATKINSON WOOD
FARMHOUSE WITH ATTACHED PISTIES AND PRIVIES

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FARMBUILDING APPROXIMATELY 25 METRES TO NORTH WEST OF ATKINSON WOOD
FARMHOUSE WITH ATTACHED PISTIES AND PRIVIES

List entry Number: 1189025

Location

FARMBUILDING APPROXIMATELY 25 METRES TO NORTH WEST OF ATKINSON WOOD
FARMHOUSE WITH ATTACHED PISTIES AND PRIVIES

The building may lie within the boundary of more than one authority.

County: North Yorkshire

District: Hambleton

District Type: District Authority

Parish: Ingleby Greenhow

National Park: NORTH YORK MOORS

Grade: II

Date first listed: 30-Oct-1990

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333136

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

INGLEBY GREENHOW NZ 50 NE 5/78 Farmbuilding approx.25 metres to north-west of Atkinson Wood Farmhouse with attached pigsties and privies

GV II

Barn/byre with attached pigsties and privies. Early C19, altered. Coursed, squared herringbone-tooled stone; pantile roofs with stone kneelers, copings and ridges. 2-storey 3-bay byre/barn with lower single-storey 4-bay range on left and pigsties to front right with privies backing on to them. Main range has central stable door and square vents. Right bay masked by lean-to pigsties, which project beyond barn on right and have board gates in the front yard walls. Lower range to left has plinth, and blocked doorway on left masked by C20 stable wing which is not of special interest. Eaves bands. Block kneelers. Rear: main range has blocked opposing central door and rectangular vents. 2 doorways to privy block. Right return of main range has board loft opening.

Listing NGR: NZ5857008411

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NZ 58570 08411

Map

Map

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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Jul-2018 at 09:38:54.

End of official listing

Appendix C – Full Extracts of Development Plan

Core Policy G

Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- 1 Conservation Areas
- 2 Listed Buildings
- 3 Historic Parks and Gardens
- 4 Scheduled Monuments and other sites of archaeological importance

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

Development Policy 4

Conservation Areas

Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

- 1 Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.
- 2 The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:
 - a the form, scale, proportions, design detailing and materials of traditional buildings.
 - b historic plot boundaries and layouts.
 - c traditional street patterns.
 - d the relationship between buildings and spaces.
 - e views into and out of the area.
- 3 In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

Development Policy 5

Listed Buildings

Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Proposals for the demolition of a Listed Building will not be permitted unless

there is overriding justification to warrant this.

Appendix D – Photo of site

