

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Egton

Application No. NYM/2018/0204/LB

Proposal: Listed Building consent for demolition of single storey metal clad addition and conversion of redundant buildings to 1 no. holiday letting cottage with link extension

Location: The Forge, High Street, Egton

Decision Date: 30 May 2018

Extended to:

Consultations

Parish - No objection.

Amended Plans -

National Amenity Societies - Society for the Protection of Ancient Buildings has no comments to make.

Amended Plans -

Historic England - Do not wish to offer any comments.

Amended Plans - Do not wish to offer any comments.

Site Notice Expiry Date - 29 May 2018.

Director of Planning's Recommendation

that Listed Building Consent be **granted** subject to the following conditions:

1. **Standard Three Year Commencement Date – Listed Building**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	04 April 2018
Site Layout/Block Plan	2327:5 Rev A	27 July 2018
Elevations as Proposed	2327:4 Rev A	27 July 2018
Plan as Proposed	2327:3 Rev A	27 July 2018
Garden Shed Plan	2327:6	04 April 2018

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. **Stone to be Approved**

No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

M. Samson
4/19/18

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4. Doors - Details of Construction to be Submitted

No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

5. Detailed Plans of Window Frames Required

No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

6. Flues to be Coloured Matt Black

All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

7. Exterior Paint Scheme

No work shall commence to paint or black stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

8. External Fixtures

No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

Informatives**1. MISC INF05 Development in Accordance with Planning Permission**

Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission **NYM/2018/0201/FL** and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

A. Sam...
4-19-118

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Reasons for Conditions

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of
7. the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8. In order to ensure that the development is carried out in a manner which safeguards the historic fabric of the building and to comply with the provisions of NYM Core Policy G, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.

A. Samy
4/19/18

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Background

The Forge is a traditional semi-detached property located close to the centre of Egton, opposite the junction with Glaisdale Lane, next door to the Horseshoe public house. At the rear of the property is a good sized garden with a range of traditional outbuildings, some modern but dilapidated sheds and a paddock beyond. The property is grade II listed and is situated within the village Conservation Area.

The application relates to the former agricultural buildings at the rear of the Forge and seeks listed building consent for the conversion of the building to 1no. holiday let. The outbuilding which is the subject of this application is single storey, constructed of stone under a pitched pantile roof. The building was originally designed to house livestock and is characterised by good quality stonework, modest, irregular openings, ventilation slit openings on the west elevation and internally the building is divided to two separate pigsties (accessed directly from outside), has a partial partition wall, feed troughs, floor channel and mezzanine floor. It is attached to a similar but larger building which is in the ownership of the pub next door. At right angles to the building is another, very small stone under pantile building with a tall brick chimney stack, understood to have previously been used as a wash house in connection with the pub. A single storey corrugated sheet building has been constructed along the west facing elevation of the main outbuilding and is now in a poor state of repair.

The scheme proposes to link the former wash-house to the main barn by a small glazed link extension, removal of the unstable brick chimney stack, glazing of all openings in the main barn, removal of internal partitions to create 1no. bedroom in the former pigsties, an entrance hall, shower room and lounge area with kitchen/diner provided in the former wash house. It is proposed to block the existing openings in the wash house which overlook the pub garden and provide new openings in the south elevation facing the Forge garden. Access would be provided via the existing track leading from High Street and adjacent the neighbouring property known as Market Place Cottage. It is proposed to provide vehicular parking to the south of the building, surfaced with gravel.

It is also proposed to replace and reposition the garden store.

Following comments from the Authority's specialist Building Conservation Officer, requests to amend the scheme were made in order to better preserve the character of the building and to re-organise the internal layout to reduce pressure for additional openings. The applicant was reluctant to change the layout plan but minor revisions have been made to the fenestration detailing, confirmation of the retention of existing/original features and reduction in the area of hard landscaping for car parking.

There is an accompanying application for full planning permission also under consideration ref.: NYM/2018/0201/FL.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 5 (Listed Buildings), together with the advice contained within Part 4 of the Authority's adopted Design Guide in relation to the Re-use of Traditional Rural Buildings.

A. Sainsbury
4/19/18

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

DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

DP5 only permits alterations, extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The Authority's Building Conservation Officer has identified that the buildings have several features of interest including simple stone corbels that carry locally distinctive rainwater goods, chamfered doorways and distinctive ironmongery. Whilst the scheme involves the loss of internal walls which would normally be discouraged, in view of the late construction date (1908), the internal features are of lesser significance. However, suggestions and recommendations were provided in respect of the internal floor layout together with retention of the mezzanine, pig troughs and revised window treatment. An objection was lodged however, in relations to the creation of a formal area of hardstanding or surfaced access which would erode the site's rural/agricultural character. Instead, the use of traditional twin vehicle tracks in stone or gravel would be acceptable.

The applicant's agent has confirmed some of the requested amendments will be incorporated into the scheme and revised plans were submitted. In brief, the agreed revisions include a revised design to the south elevation of the smaller building; changes to the window designs proposed to be fitted to existing stable door openings (serving former pigsty) to include timber boarded lower panels; retention of existing cast iron rainwater goods; retention of mezzanine floor; retention of pig troughs and agreement to twin trod access and reduced parking area.

The Building Conservation Officer has assessed the amended details and advised that the detailing is much improved and therefore confirmed there are no longer any objections to the scheme but conditions are recommended.

The revised proposal is considered to represent a sympathetic conversion scheme and respects the character of the listed building and its setting. There being no further material planning representations made, approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

H. Saw
4/19/18