



North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

NYMNPA
14/01/2019

Dear Mrs Gee

Please find enclosed the planning application as requested in your letter.

This application is a part retrospective for the material change of use of land to a mixed use of agriculture, equestrian and joinery workshop; new first floor level window; side extension; external storage; siting of a generator; and variation of hours of operation.

Before providing an explanation and reason for the proposed works I would like to provide some background to the current JHallam Joinery business. We a small traditional family run business in the heart of the North York Moors National park. We specialise in bespoke traditional and modern timber windows and doors and other joinery timber products. The products created in our workshops are widely used within the National park to help conserve and enhance the historic and more recent built environment. We employ three joiners, including myself, who live locally and we are currently looking to employ a third full time local joiner to join this small unique team.

We are currently investing in new designs and tooling in order to improve the efficiency and quality of our products. The market and economy we are in, is now becoming harder for a small business like ours to survive. This is due to the economies of scale and larger companies flooding the market with cheap softwood timber windows and doors. This is the

reason why we need to constantly invest in the business to ensure the business operation costs as low as possible. This ensures we manufacture a very high quality product and pass on savings to our customers and therefore improving our stake in this market.

The bespoke joinery sector of the construction industry is changing and contracts now come with delivery time constraints and penalties that used to only exist in the mass production market. With JHallam joinery being a small family business it is becoming harder to meet these imposed deadlines, causing the company financial penalties.

Turning to the purpose of this application, planning permission was previously been granted conditionally for the joinery workshop within part of the former BATA building under NYM/2014/0612/FL. The conditions requiring additional works were carried out. Since first commencing this joinery business in 2014, the business has increased the size of its order books year on year which has required an expansion into an area of the building which was previously used for agriculture/equestrian purposes (retrospective). Therefore we are applying for a change of use to a mixed use of agriculture, equine and joinery in order to allow the business to expand into the rest of the building and for the building to return to agriculture and/or equestrian should the need arise in the future.

Further works of operational development have taken place and include the following:

- A new timber window measuring 2.4m x 1.2m has been introduced at first floor level on the western side of the building. This is to provide improved natural light to the office.
- A small 'infill' lean-to extension measuring 2.2m x 2.9m x 2.9m (eaves) and 3.2m ridge has been erected on the west elevation between the existing extension and northwest corner of the building to create a covered store.

In addition to these works the following changes are proposed:

- Move the small amount of materials currently stored under covers at the front of the building to the west side of the building south of the proposed location of the generator.
- Move the super silent generator, measuring 1.6m x 1.2m x 1.4m, currently located at the front of the building to the west side of the building to the south of the existing extension. It is proposed that this is fenced along the western and southern sides to provide an acoustic barrier to reduce the noise levels further. The fencing will be 1.8m high and be on two sides of the generator with an access gate in southern fence. The generator we are using is a low noise silenced sound proof set generator, which is

suitable for residential and commercial use. The generator noise levels are the same as those generated by a business office (65 dBA at 7m). We bought this generator to the site as it was thought suitable for this location. We invested our time in researching low noise, silent, sound proofed generators to prevent any nuisance or inconvenience to any of our close neighbours.

Finally, due to the expansion of the order books and the need to prevent the business incurring contractual penalties built into some contracts, there is a need to extend the hours of operation to provide flexibility where these contractual time constraints occur. Therefore it is proposed that the hours of operation are extended to 0730 hours to 1800 hours Monday to Saturday and 0900 hours to 1400 hours on Sunday. These proposed changes to the hours of operation will cost the company in terms of additional wages and therefore, for the majority of the time we would run at the originally approved hours to keep running cost down. This flexibility would significantly improve JHallam Joinery to survive in the market place and thrive in the hard economic times.

Egton already has a number of different industrial companies located within the village that either have longer or no restriction on hours of operation. These include a blacksmiths, commercial and domestic vehicle repair garage, public houses, slaughter house and gin distillery. We note that when the building which houses the Gin distillery was approved for conversion the construction work was restricted to hours of construction similar to those we are proposing. These gave the contractors on this project an additional 10 hours over that which we were originally permitted. General construction noise is significantly greater than any levels that this business produces.

Should you consider it necessary, we would be prepared to accept conditions that would help improve noise reductions, such as ensuring doors remain closed during the extended hours of operation.

We understand that there may be protestations to this change and as such we are willing to work with Environmental Health and yourselves to overcome any genuine objections either during this planning process or following the grant of planning permission.

To help demonstrate some of the changes, we have enclosed a series of photographs numbered 1 to 3 which represent the following:

Photograph one

This shows the recently erected small extension on the western side of the building. The lean-to extension measures 2.2m x 2.9m with a rear height of 3.2m and a front height of 2.7m.



Photograph two

This shows the proposed area for low level storage to the west side of the building hidden from any potential long distance public views from west to east due to an existing outbuilding to the western side of the site.



Photograph three

This shows the proposed area where the generator is to be sited. This will include a 1.8m high timber fence around the generator but with sufficient room for maintenance to be undertaken.



This photograph also shows the new timber window. A window did previously exist in this location. The previous window was formed by transparent plastic sheet behind timber cladding and provided limited light into the building.

The photograph shows the type of timber fencing which would be used to hide the generator and to provide sound attenuation. Its location on the west side of the building ensures it is free from public view.

In addition to the photographs, a floor layout plan has been included along with the north and west elevations. The sizes of all new development are included in the text above. The plan provides the location of the newly used area of workshop, notated 'A' on the plan; and the area notated 'B' on the plan which if it becomes available in the future will also be used for the joinery business.

The above provides an understanding of the business, its requirements and what is being applied for and the reasons why. However should further information be required please do not hesitate in contacting me.

Yours sincerely

Jack Hallam
Managing Director