

## North York Moors National Park Authority

<b>Borough: Scarborough Borough Council (North)</b> <b>Parish: Egton</b>	<b>Application No. NYM/2018/0164/FL</b>
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**Proposal:** installation of replacement and additional rooflights, double glazed timber windows and aluminium French doors, replacement chimney pots, re-roofing of house and outbuildings and insertion of glazed roof panel to kitchen, demolition of existing porch and erection of balcony

**Location:** School House Farm, Egton

**Decision Date:** 10 May 2018

### Consultations

**Parish -**

**Advertisement Expiry Date -** 04 May 2018.

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1.	<b>TIME01</b>	<p><b>Standard Three Year Commencement Date</b>                      The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>																		
2.	<b>PLAN01</b>	<p><b>Strict Accordance With the Documentation Submitted or Minor Variations – Document No.s Specified</b>                      The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>N/A</td> <td>15 March 2018</td> </tr> <tr> <td>Proposed Elevations (Sheet 1 of 2)</td> <td>Job No 437 Sheet no 7 Rev A</td> <td>06 June 2018</td> </tr> <tr> <td>Proposed Elevations (Sheet 2 of 2)</td> <td>Job No 437 Sheet no 8 Rev A</td> <td>06 June 2018</td> </tr> <tr> <td>Proposed Plans</td> <td>Job No 437 Sheet no 5 Rev A</td> <td>06 June 2018</td> </tr> <tr> <td>Proposed Lower Ground Floor Plan</td> <td>Job No 437 Sheet no 6 Rev A</td> <td>06 June 2018</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan	N/A	15 March 2018	Proposed Elevations (Sheet 1 of 2)	Job No 437 Sheet no 7 Rev A	06 June 2018	Proposed Elevations (Sheet 2 of 2)	Job No 437 Sheet no 8 Rev A	06 June 2018	Proposed Plans	Job No 437 Sheet no 5 Rev A	06 June 2018	Proposed Lower Ground Floor Plan	Job No 437 Sheet no 6 Rev A	06 June 2018
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3.	<b>GACS07</b>	<p><b>External Lighting – Submit Details</b>                      No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.</p>																		

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4.	<b>MATS30</b>	<p><b>Doors – Details of Construction to be Submitted</b></p> <p>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.</p>
5.	<b>MATS33</b>	<p><b>Doors - Finish to be Agreed</b></p> <p>No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
6.	<b>MATS00</b>	<p>The original sash windows in the front elevation of the building shall be retained, refurbished and repaired as confirmed in writing by Spectrum Design, received 03 May 2018. If any window is found to be beyond repair, the applicant must notify the Local Planning Authority and detailed constructional plans of a new replacement window shall be submitted to and approved in writing by the Local Planning Authority. The replacement window shall be installed in accordance with the details so approved.</p>
7.	<b>MATS40</b>	<p><b>Detailed Plans of Window Frames Required</b></p> <p>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.</p>
8.	<b>MATS46</b>	<p><b>Window Frames in Reveals to Match Existing</b></p> <p>The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
9.	<b>MATS56</b>	<p><b>Conservation Rooflights Only</b></p> <p>The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.</p>

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10.	<b>MATS00</b>	No work shall commence on the installation of the balcony balustrade until full details of the design, materials, finish and height of the balustrade have been submitted to and approved in writing by the Local Planning Authority. The balustrade shall be installed and maintained in accordance with the approved details in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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**Informatives:****MISC INF01 Bats**

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

**MISC INF02 Coal Referral Area**

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at [www.groundstability.com](http://www.groundstability.com)

**Reasons for Conditions:**

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNGACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4 to 10.	RSNMATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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**Background**

School House Farm is a handsome, traditional stone under slate farmhouse with an attached byre with a long range of traditional agricultural buildings extending to the rear. School House Farm is positioned next door to Egton Church of England Primary School, in a small ribbon of development lying just south of the main built up part of Egton. The property is a very attractive farmhouse which has a number of well-designed details making it stand apart from traditional vernacular buildings. It does however; need investment and sensitive renovations in order to restore it to its former condition.

School House Farm is located within Egton Conservation Area and is a relatively prominent building in the street scene. It is a late Victorian property and retains much of its original character, features and quality. Although it is not a listed building, by virtue of its location within the conservation area and unaltered appearance, the farmhouse and associated outbuildings are a non-designated heritage asset with architectural interest and making a positive contribution to the character of the conservation area.

This planning application proposes a number of alterations, repairs, extension into byre and removal of porch with installation of first floor balcony. As originally submitted, the scheme proposed a number of front and rear rooflights too and cumulatively, the scheme was not considered appropriate for the host property by undermining its character and traditional appearance. A number of amendments were requested following feedback from the Building Conservation Team.

The extensive list of proposed works, the installation of rooflights, alterations to the attached outbuildings and installation of a large balcony are not considered to maintain or enhance the character of either the host property or wider conservation area and as such, the following amendments were requested.

- Omit the proposed new rooflights from the front elevation of the property and either retain or replace the existing two rooflights on a like-for-like basis
- A reduction in the number of new rooflights to rear of the property (I would recommend a reduction from five to three, removing the rooflights over the landing and bathroom)
- The removal of or a significant reduction in the size and design of the proposed balcony
- Request consideration be given to retaining (repairing where necessary) the original windows to the front

The applicant was advised that the Authority usually seeks to resist such features due to the harmful effect they can have on neighbouring amenity (by reason of overlooking) and because they are not traditional features found in the National Park. Furthermore, their presence on former agricultural or utilitarian buildings is strongly resisted as they represent a domestic feature which greatly undermines the character of the Park's traditional buildings.

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The Authority's preference would be for the balcony and pair of French doors to be omitted from the scheme in order to respect the character of the building and wider conservation area. However, a significantly reduced scheme extending no further than 2.5 metres from the rear of the main dwelling, omitting the proposed French doors may be more acceptable.

A meeting in the office was held between Officers, the applicant and agent to discuss acceptable amendments. Following that meeting amended plans were received which show the front facing rooflights removed from the scheme, a reduction from 5 to 3 rear rooflights, a significantly reduced balcony and revisions to the proposed fenestration detailing to the first floor former byre at the rear of the property.

**Policy Context**

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), Development Policy 19 (householder Development) together with paragraph 135 of the National Planning Policy Framework.

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.

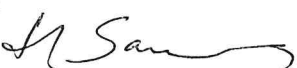
DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference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

Paragraph 135 of the National Planning Policy Framework (NPPF) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Main Issues**

The main issues are considered to be whether the proposed (revised) alterations are of a scale, nature and design which are compatible with the host property and its conservation area setting.

The Authority's Building Conservation Officer considers the property to be a non-designated Heritage Asset with historic architectural interest adding to the special character of the conservation area. At a minimum, development within a conservation area should maintain the character and appearance of the area and where possible result in an enhancement.

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The amended proposal addresses the areas of concern expressed by Officers and has resulted in a sensitive scheme of renovation, alteration and repair. The proposed arrangement of new openings in the former byre at the rear of the property respond well to the existing rhythm of openings in the main part of the building and together with the reduced size of balcony is considered to be an acceptable level of development in accordance with the above planning policies. The provision of natural light to serve the kitchen has been revised from large intrusive glazed panels to smaller conservation rooflights positioned on the front and rear roofslopes with larger glass panels fitted to the hipped part of the roof where it would not be visible.

**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.

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