

**KIRKDALE COTTAGE, EGTON, WHITBY YO21 1UT**

26<sup>th</sup> August 2014

North York Moors National Park,  
Helmsley.

**Dear Sirs**

**Former Country Store adjacent to Kirkdale Cottage Egton**

Planning consent from agricultural building to commercial use was granted on the 23<sup>rd</sup> August 1994  
NYM4/032/009OH/PA.

Non Domestic Rates have been paid on this building from that date to Scarborough Borough  
Council Account reference: 101442787X

We wish to apply for Change of Use to Joinery workshop and Store.

Kind regards

Yours faithfully

J. A Walker (Mrs)



## Planning application

Reference; NYM/2014/0612/INVALI

- **Proposal;** I am young self employed, joiner carpenter. I specialise in making traditional wooden doors and windows. I also make/construct, staircases, roofs and other site work. I have invested my own savings and wages into joinery machines and stock to be able to make my products more efficiently and be able to make bespoke doors and windows to meet listed buildings and the National Parks specification. I also got a small government related grant off Scarborough council to buy joinery machines. I work locally with 80% of my work being in Egton, Egton Bridge, Goathland, Glaisedale, Grosmont, Lythe, Huton, Mulgrave and Ugthorpe. The building adjacent to Kirkdale cottage is therefore the ideal location for my business with good access to all key locations. There is a need for quality craftsmen to maintain the integrity and heritage of the buildings in our local area. I wish to develop my business to provide a quality service for our community.

I propose to turn the barn adjacent to Kirkdale cottage from the use of an Agricultural Country Store to the use of a workshop for the purpose of crafting windows, doors, staircases etc for a small joinery business. The barn will be used for only the making of windows and doors etc, and all items made on the premises will be taken and fitted in the local area.

**The following machines will be on the premises:**

- Morticer
- Circular saw 1x small 1x big.
- Dust extraction
- Spindle moulder x2
- Planner thickener x2
- Cross cut
- Phase converter



The machinery will not be used every day as there are many days when I will be on site at customer's property. The workshop will only be used to make bespoke solutions to customer's individual specifications.

There will be minimum traffic at the barn as it will just be workers and deliveries coming to and from the building. Most customers require jobs to be looked at on their own property so there will be a minimal amount of customers coming to the yard and barn.

- **Numbers of workers;** Currently there is just myself working at the premises, with the potential to take an apprentice on in the future.
- **Parking;** There is a stoned yard in front of the barn approximately 16 meters wide by 28 meters long. I only use approximately 5 meters square area in front of the work shop doors shown in figure 1.
- **Customers on site Deliveries and parking;** On average one customer will come to the premises once every month, as most jobs require me to go to the customer. They will park in the yard directly outside the building. I currently have one timber delivery a month. There is adequate access to the site for HGVS . The timber HGVS are unloaded manually so no forklift trucks are used. I have small deliveries of ironmongery once a week which comes in a small van.
- **External Alterations;** I do not wish to change any of the exterior of the building apart from placing a sign up. The sign will have the following text; J Hallam Joinery 07896158519  
The sign will be 4 foot x 3 foot.  
I wish to make no changes to the interior of the building apart from putting in extra electrics and lighting.

I hope that I have provided all the information you require for my application to be successful. I will provide any further details on request.

Thank you for your consideration of my application.

