

Item Number: 7
Application No: 22/00864/FUL
Parish: Staxton/Willerby Parish Council
Appn. Type: Full Application
Applicant: Claire Harvey (S & H Quality Developments)
Proposal: Change of use and alterations of former Methodist Chapel to form 1no. two bedroom dwelling with formation of first floor level to include installation of new window to east elevation, 2no. rooflights to south elevation, 1no. rooflight to east elevation and 1no. rooflight to west elevation
Location: Staxton Methodist Church Main Street Staxton Scarborough North Yorkshire
Registration Date: 27 July 2022
8/13 Wk Expiry Date: 21 September 2022
Overall Expiry Date: 20 September 2022
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Initial consultation

| | |
|--|-----------------------|
| NYCC Natural Services | Recommends conditions |
| Highways North Yorkshire | Queries and concerns |
| Staxton/Willerby Parish Council | No response received |
| Environmental Health | No response received |
| Yorkshire Water Land Use Planning | No response received |

Re-consultation (Revised/corrected application form; DAS and proposed plans. Further info on rear windows and underpinning. Reduction to 2no. rooflights in rear roof slope)

| | |
|--|--|
| NYCC Natural Services | No further comments |
| Highways North Yorkshire | Recommends conditions |
| Staxton/Willerby Parish Council | Objection- concerns regarding the future use of the property such as for a holiday home or other unsuitable use for a property with no provision for parking |
| Environmental Health | No response received |
| Yorkshire Water Land Use Planning | No response received |

Representations (6): Rachel Hall, B & M Stonehouse, J & K Stonehouse, K & M Lepper, Rod Grover, David Raine (all objections)

BACKGROUND:

The application is to be determined by Planning Committee as representations received in response to the consultation exercise have raised objections based on material planning considerations.

At the meeting of Planning Committee held on 25 October 2022 members resolved to defer the determination of the application to allow a site inspection to take place. The site inspection subsequently took place on 8 November 2022. The following Members were in attendance; Cllr Cleary; Cllr Goodrick; Cllr Thackray; Cllr Mason and also the Chairman of the Parish Council. The site inspection gave Members the opportunity to gain an understanding of the proposed development in the

context of the surrounding land, adjacent neighbouring properties and the public highway.

This report supersedes the earlier version published in the agenda for the Planning Committee meeting held on 25 October 2022. The only update to the content of the report is the inclusion of the Parish Council response and a further objection from a local resident (see above).

SITE:

The application site is within Development Limits on the eastern side of Staxton (Service Village). The application site comprises the Grade II listed Primitive Methodist Chapel located on the south side of the road set back behind a grass verge.

To the south is 1 Chapel Close which is directly behind the chapel which abuts the front garden serving the dwelling on its west and south sides. The rear elevation of the Chapel is approximately 6 metres from the front elevation of 1 Chapel Close. To the north of the Chapel, across Main Street, stands the residential properties of St Oggs; Glebe Cottage; and also May Farm.

The open area of agricultural land to the east of the chapel, currently used for the grazing of sheep, is designated as a Visually Important Undeveloped Area (VIUA).

The chapel is a single storey, rectangular building with a footprint of approximately 70m². The chapel is constructed from red brick in Flemish bond, with a slate covered hipped roof. The building stands approximately 5 metres to the eaves and 7 metres to the apex. The chapel has the year 1847 on a datestone above the arched doorway in the front, north facing elevation. The single entrance door is right-of-centre and comprises 4-panels with a radial fanlight above. There are three round arched, tall windows with painted stone sills on the front (north) elevation and three on the rear (south) elevation. There are no openings in the two side elevations.

The chapel is currently disused and in a state of disrepair with the windows boarded up.

HISTORY:

22/00865/LBC- Change of use and alterations to former Methodist Chapel to form 1no. two bedroom dwelling to include formation of first floor level and installation of new window to east elevation, replacement of existing slate roof and installation of 4no. conservation rooflights and 2no. extraction vents, lowering existing door threshold level and repointing of façade. UNDER CONSIDERATION.

21/01493/FUL- Change of use of former Methodist Chapel to form 1no. two bedroom dwelling to include installation of new windows to east elevation and formation of first floor level with associated parking and landscaping. WITHDRAWN 02.02.2022.

21/01494/LBC- Change of use, conversion and alterations to former Methodist Chapel to form 1no. two bedroom dwelling to include installation of new windows to east elevation, formation of first floor level, removal of windows to south elevation and bricking up, insertion of air bricks into west elevation, replacement of existing slate roof, lowering existing door threshold level and installation of new door frame and repointing of façade. WITHDRAWN 02.02.2022.

PROPOSAL:

Planning permission is sought for the change of use and alterations of former Methodist Chapel (Use Class F1) to form 1no. two bedroom dwelling (Use Class C3) with formation of first floor level to include installation of new window to east elevation, 2no. rooflights to south elevation, 1no. rooflight to east elevation and 1no. rooflight to west elevation.

The application is a resubmission following on from the earlier withdrawn application. The application was withdrawn to allow the applicant time to resolve issues raised in respect of highways (use of the verge); ecology (bat surveys) and heritage (design detailing).

The application site comprises the footprint of the chapel building itself with no associated external areas.

The proposed works would involve the repointing of the brickwork with lime mortar to match existing and the removal of plaster and insulated plasterboard drylining to the inner walls. The existing roof slates would be removed and a roof membrane and insulation installed and the slates re-laid. The majority of the existing slate will be reused although any required replacements would be used on the rear, non-public, roof elevation.

The existing suspended timber floor would be removed and the ground floor level lowered to create sufficient headroom for two floors. A new insulated concrete floor would be formed. The structural survey has also recommended that due to the additional load from the first floor underpinning works are carried out to the existing walls below ground level from inside the chapel itself.

The proposed floor plans for the conversion show the ground floor would comprise an open plan kitchen/dining/sitting area with a separate utility space and WC. A staircase would be installed adjacent to the rear wall leading to a first floor landing providing access to 2no. bedrooms and a bathroom.

The existing front door would be retained and refurbished and there would be 2no. wall lights attached to the front elevation flanking the entrance. The 3no. windows on the front elevation and the 3no. windows in the rear elevation would be retained with repairs undertaken to the timber frames. The glazing will be replaced with slim double glazed units with the 3no. windows in the rear elevation being obscured glazed and fixed/non-openable.

A first floor window would be formed in the eastern side elevation. The window is shown on the elevation drawing as being a fixed/non-openable pane within a black, recessed frame. The western side elevation would remain blank.

During the course of the application the plans were amended to omit two of the rooflights proposed to be installed in the rear (south) slope serving the bedrooms. As a result the proposal, as amended, would involve the installation of a total of 4no. conservation rooflights. There would be 2no. rooflights in the rear roof slope providing light to the staircase and first floor landing, 1no. rooflight in the east roof slope serving bedroom 1 and 1no. rooflight in the west roof slope serving bedroom 2. There would be no rooflights in the front, road facing roofslope although two small roof mounted triangular lead extraction vents would be inserted.

The surface water discharge arrangements would be unchanged and the rainwater goods would be replaced with cast iron guttering and downpipes. Foul drainage would involve a new connection to be made into the existing public sewer in the adjacent highway.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP11 Community Facilities and Services

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP14 Biodiversity

Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (PPG)

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66: General duty as respects listed buildings in exercise of planning functions:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

REPRESENTATIONS:

In response to the initial consultation the LPA received 6 representations all of which raise objections to the application. The representations are from the occupants of: 1 Chapel Close, Main Street, Staxton; 2 Chapel Close, Main Street, Staxton; Glebe Cottage, Main Street, Staxton; May Farm, Main Street, Staxton; 6 Meadow Court, Staxton and Goslingmire Farm, Hutton Rudby.

The objections are summarised as follows:-

- The rooflights in the rear (south) and side (west) roof slopes would overlook the front garden of 1 Chapel Close (which is directly behind the Chapel) and give direct sight into the bedrooms and loss of privacy.
- The rooflights would result in significant amounts of artificial light coming from the building at night which would directly affect the occupants of 1 Chapel Close by increasing light coming into bedrooms at night.
- The rooflights are not necessary and change the character of the building
- The additional window proposed in the east elevation will increase significantly the amount of light likely to come from building at night, beyond that that would result from the current windows.
- The views from 1 Chapel Close to the Chapel would reduce privacy for future occupants.
- The rear windows of the Chapel directly face 1 Chapel Close and would open into the front garden of 1 Chapel Close.
- The proposed window in the east elevation is not in keeping with the design of the windows in the rest of building.
- The building has no outside amenity to provide space for bin storage, parking or leisure.
- Any permanent parking on the grass verge area in front of the chapel would likely lead to a reduction in visibility for vehicles when exiting 1 Chapel Close.
- There would be noise associated with the property, such as the sounds of televisions and music which would be audible to occupants of 1 Chapel Close and impact on the enjoyment of the property by occupants.
- There will be significant disruption to the occupants of 1 Chapel Close during the building works.
- The Chapel abuts the west corner of the farm fields which is used for various agricultural purposes including livestock grazing. If the proposed window has an opening which faces the field there are livestock welfare concerns around items falling into the field. Protective fencing may be required to prevent risks to livestock.

- The building does not lend itself for residential purposes due to the listing and footprint of the Chapel.
- The use of the verge for parking vehicles would affect visibility exiting the paddock (east of the Chapel) with machinery and livestock and the entrance to May Farm and Glebe Cottage.
- There would be increased vehicle congestion and verge parking would be a danger to pedestrians.
- Birds regularly appear to nest on the south side of the building

The objections also highlighted some minor inconsistencies and errors within the supporting documents and drawings which were subsequently corrected by the applicant's agent in the drawings and documents the subject of the re-consultation exercise.

The objections which raised concerns in relation to rights of access to adjacent land and potential damage to adjacent buildings arising from the works are not matters of planning control and therefore not relevant to the determination of the application.

The third parties referred to above were re-consulted on the further/ revised information and further comments reiterating the aforementioned objections and concerns were received.

APPRAISAL:

Principle of the development

The application site is within the village Development Limits. Development Limits for settlements define the boundary within which development in principle will be generally acceptable. Policy SP1 identifies Staxton and Willerby as a Local Service Centre ('Service Village'), and a tertiary focus for growth where the role is the *"Limited small-scale growth to address employment, housing and community requirements"*.

Policy SP2 (Delivery and Distribution of New Housing) identifies that sources of new housing in 'Service Villages' such as Staxton and Willerby includes the conversion and redevelopment of Previously Developed Land and buildings within Development Limits (which would not be subject to any Local Needs Occupancy restriction).

Limited small-scale housing growth is encouraged in service villages and the proposal would involve the conversion of a redundant building and contribute to the mix of housing available in the locality. It is considered that in principle the proposed change of use and conversion of the chapel to residential use aligns with Policies SP1 and SP2 of the Ryedale Plan - Local Plan Strategy (RPLPS).

Loss of community facility

Policy SP11 of the RPLPS seeks to protect existing local community services and facilities that contribute to the vitality of towns and villages and the well-being of local communities. The Policy states that the redevelopment of such facilities require applications to demonstrate that: *"there is no longer a need for the facility or suitable and accessible alternatives exist, or that it is no longer economically viable to provide the facility, or Proposals involving replacement facilities provide an equivalent or greater benefit to the community and can be delivered with minimum disruption to provision"*.

It is not known when the Chapel was last regularly used as a place of worship but it is currently in private ownership. Generally, such old and redundant buildings become a maintenance burden and at risk of vandalism, theft and structural deterioration. There has been a broad decline in regular church membership particularly for the smaller rural chapels within the District resulting in a number of chapel closures and subsequent conversion to residential use. It is acknowledged that there is a point when it is no longer viable to retain the building as a place of worship.

The Chapel falls within Use Class F1 (Learning and non-residential institutions) and, as a result, could be put to other uses within the same use class without the need for planning permission. As an alternative to being used for public worship or religious instruction the building could be put to any of the following uses without the need for planning permission: school; art gallery; museum; library or reading room; or a public hall or exhibition hall. Policy SP11 does not require alternative 'community uses' to be explored prior to any proposed residential use. The LPA is not aware of any such alternative proposals and this planning application for residential use falls to be determined as submitted. In this case the building has been in private ownership for over 20 years and clearly, prior to the building being returned to any form of use, financial investment in its repair and renovation is required. It is reasonable to conclude that there is no need for the building as a place of worship and that suitable alternatives exist.

Taking account of the village population, declining Church membership and the existence of other Methodist churches in the District it is considered that the change of use of the Chapel to a private dwelling would not have a significant impact on the availability of community facilities in the locality and the development would not conflict with the overall aims of Policy SP11 of the RPLPS.

Design, character and impact on designated heritage asset

Staxton Primitive Methodist Chapel is Grade II listed and, as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed buildings and their settings.

The chapel is visually prominent on the road frontage on the eastern side of Staxton. The chapel's windows, door, exterior materials and simple rectangular form make the strongest contribution to the significance of the listed building. The chapel building is part of the heritage of the settlement and makes a positive contribution to the village streetscape.

However, the redundant chapel appears to be in need of repair and renovation and is at risk of continued deterioration without significant intervention and suitable re-use.

Policy SP12 seeks to conserve and, where appropriate, enhance designated historic assets and their settings. Local and national planning policy (NPPF) also recognises the importance of securing the future of heritage assets particularly those at risk and putting them to viable uses consistent with their conservation.

The proposed conversion would include repairs to the walls, windows and roof that would halt any deterioration of the condition of the building. The repairs would utilise traditional materials and techniques sensitive to the historic fabric and sympathetic to the character and appearance of the building by retaining existing openings, detailing and original features.

The earlier withdrawn application proposed the 'bricking up' of the three rear windows on the southern elevation. The windows form a strong component of the special interest of the listed building and such works were deemed to have an unacceptable impact on the character and appearance of the building. The current application proposes to retain the window frames, make any necessary repairs and insert obscure glazing to all three units.

The earlier withdrawn application also proposed two windows in the currently blank eastern elevation which was considered to give rise to harm to the special interest of the building by reason of their proportions/design not relating to the architecture of the building. The current application proposes a single window at first floor level which would be a simple rectangular pane set in a dark frame and recessed in the wall to contrast with the existing traditional round-arched sash windows present in the front and rear of the chapel.

The Building Conservation Officer, in response to the corresponding application for Listed Building Consent, has confirmed no objection to the principle of the insertion of an additional window into the eastern elevation to facilitate conversion. The current proposal aligns with the Building Conservation Officer's earlier recommendation (in response to the withdrawn application) for the additional window

opening to be identifiable as a later addition appearing as a recessed, modern opening in a dark coloured frame.

The reduction in the number of rooflights minimises intervention in the roof and disturbance to the existing fabric of the chapel. The rooflights are of modest proportions and, as amended, are not excessive in number. The rooflights would be conservation type and top hung to reduce the visual impact and this would be controlled by condition.

The Building Conservation Officer has no objections to the works to the listed building and has recommended submission of details in relation to the construction and design detail which is covered by a series of conditions.

It is considered that the conversion work would retain the significance of the simple vernacular architectural form of the building and being clearly identifiable as a former chapel within the streetscene its historic interest will be maintained as a tangible aspect of Methodist worship in the village.

The proposed alterations and additional window and rooflight openings are sympathetic and proportionate and respect the historic character and appearance of the chapel without any significant impact on the original exterior fabric of the building.

The proposed development would include repairs and alterations that would halt and reverse the deterioration of the condition of the building. The conversion to form a single dwelling is considered a viable use which would lessen the risk of future deterioration of the historic fabric of the building or its structural condition in accordance with national and local planning policy.

Overall, it is considered that the proposed repairs and alterations are those necessary to facilitate the conversion to residential use and are appropriate and sympathetic to the character and appearance of the listed building and there would be no conflict with the requirements of Section 16 of the NPPF and Policies SP12, SP16 and SP20 of the RPLPS.

Residential amenity

As required by Policy SP20 (Generic Development Management Issues) the development should respect the character of the area without having a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community.

The proposed development site is on the edge of the settlement adjacent to open, agricultural land to the east. However, the proposed change of use has the potential to adversely affect existing levels of amenity experienced by the occupants of the dwelling immediately to the south of the Chapel (1 Chapel Close). It is noted that the Chapel building has no associated curtilage and no off-street parking and the application does not propose to create either.

It is regrettable that the building is effectively 'land-locked' by the public highway; agricultural land and more recent residential development to the side and rear. As a result any future use of the building, residential or otherwise, would not benefit from any outdoor space or dedicated parking provision.

The overall scale and massing of the building is unchanged and there are no concerns in relation to any overbearing impacts or overshadowing/loss of light.

There have been concerns raised in relation to potential overlooking and loss of privacy for the occupants of 1 Chapel Close. There are no existing or proposed windows in the west elevation and the first floor window proposed in the east elevation overlooks a field in agricultural use. As shown on the proposed elevation drawing the three existing windows in the rear elevation would be non-opening and obscure glazed. In addition all rooflights would be high level and would not allow views out of the building as illustrated by the section drawing. It is recommended that conditions numbered 8 and 10 are imposed to provide control over these matters. In light of this it is not anticipated that there would be

any overlooking or loss of privacy for either the occupants of 1 Chapel Close or future occupants of the proposed dwelling.

The proposed new opening in the east elevation would be a fixed/non-openable recessed window at first floor level which will be controlled by recommended condition number 9. In light of this the farmer of the field, who has raised that the window in this elevation facing the adjacent field presents livestock welfare concerns, can be reassured of no conflict between the two land uses.

The external lighting on the building will be limited to 2no. wall lights which flank the front door in the north elevation. As required by recommended condition number 12 the lighting would be limited to downlighting only which would minimise light pollution and the effects on commuting and foraging routes of bats.

A concern has been raised by the occupants of 1 Chapel Close that the illumination inside the building and the light from the rear windows and rooflights would increase light coming into their bedrooms at night detrimental to their amenity.

Planning control does not extend to artificial lighting used within the building although in this case there is control over the number, size and position of proposed openings in the walls and roof of the building.

The illumination inside the building would be noticeable when viewed from 1 Chapel Close but the internal lighting would not be directed towards the windows or rooflights and no excessive light spill, pollution or glare is anticipated from the windows in the building. Taking account of the proposed use and the number, size and position of existing and proposed openings in the building it is not anticipated that internal illumination would give rise to any light intrusion that would be detrimental to levels of amenity enjoyed by neighbours.

The objections also raise concern in relation to noise associated with the use of the building and the potential for disturbance to neighbours. The conversion of the building would involve improved insulation and glazing which would provide enhanced sound-proofing. Noise nuisance issues are controlled by other (non-planning) legislation but in assessing the proposal against the requirements of Policy SP20 it is not anticipated that the proposed residential use of this detached building would conflict with the existing ambience of the area or give rise to any excessive noise that would adversely affect residential amenity enjoyed neighbours.

The proposed conversion does not involve any demolition or construction work. However, due to the close proximity of the building to the residential properties on Chapel Close and the conversion requiring external alterations and repairs to the building it is considered prudent to control the hours of work. It is recommended that condition number 13 is imposed on any permission granted to limit work on the exterior of the building and the use of power operated machinery or tools to daytime hours only in the interests of residential amenity.

Overall, it is considered that the proposed use of the building is compatible with the adjacent land use and it is not anticipated that the proposed development would give rise to any loss or privacy; pollution or disturbance. Subject to the recommended conditions acceptable levels of residential amenity can be achieved for existing and future occupants of the dwelling and neighbouring buildings in compliance with Policy SP20 of the RPLPS.

Highways

Policy SP20 advises that “*Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads*”.

The Local Highway Authority initially sought clarification on any proposals relating to the external area to the front (north) of the building which is highway verge land maintainable at public expense.

The applicant subsequently clarified that the application relates to the footprint of the building only and there are no proposals for any bin store or paving/hardstanding to the front of the building. The existing steps at the front door and the path from steps to the edge of the road will remain unchanged.

The Chapel is not served by any off-street parking and this planning application does not propose to include any other adjacent land for parking for future occupants of the dwelling.

Any parking associated with the former use as a place of worship was sporadic. The parking demands for a dwelling have the potential to be more regular although self-limiting in light of the modest size of the building and the amount of accommodation provided.

It would be desirable for the dwelling to be served by dedicated off-street parking although parking on this stretch of Main Street is not prohibited. It is evident that, whilst the majority of dwellings in this part of the village are served by off-street parking, on-street parking associated with residential properties does occur.

In terms of alternative modes of transport the site is within a 'Service Village' which benefits from a range of local services within walking distance and good public transport links via the A64.

The LHA has not indicated that the lack of dedicated parking would be detrimental to the free flow of traffic or road safety. There are no Local Highway Authority objections to the application subject to a condition to secure details relating to how the development's construction phase will be managed.

It is considered that the proposal would not have any materially adverse impact on highway safety or the capacity of the public highway in compliance with Policy SP20 of the RPLPS.

Ecology

Policy SP14 aims to conserve and enhance biodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features.

The application is accompanied by a Bat Preliminary Roost Assessment Report dated December 2021 and an Emergence/Re-Entry Survey Bat Report from June 2022.

The County Ecologist has confirmed that appropriate surveys have been completed and no bats (or other protected species) were found to be using the building.

The County Ecologist recommends conditions to require the developer to follow the precautionary Method Statement set out in Section 8.1 of the bat survey report and also install 1no. wall-mounted bat box as ecological enhancement, as per Section 9 of the same report to secure compliance with Policy SP14 of the RPLPS.

Conclusion

The proposed change of use and conversion of a redundant building for residential purposes within a 'Service Village' aligns with the principle aims of Policies SP1 and SP2 of the RPLPS in relation to the location, delivery and distribution of housing. Furthermore, there are heritage benefits arising from the viable re-use and repair of this historic listed building to ensure that its value is not lost and that it continues to positively contribute towards the village streetscape in compliance with primary legislation and policy contained within the NPPF and Policy SP12 of the RPLPS.

The chapel does not benefit from any associated curtilage in which to provide parking and/or outdoor amenity space which is unfortunate but the village contains various services and facilities and public transport links within walking distance of the proposed dwelling. It is also considered that any disbenefits arising from the absence of parking and/or outdoor amenity space serving the dwelling are outweighed by the addition of a dwelling to the housing stock in this sustainable location and the clear heritage benefits arising from the conversion and securing a long term sustainable use.

It is considered that subject to the conditions listed below, which have been agreed with the applicant, the proposed development can be accommodated without resulting in material harm to residential amenity or highways safety and complies with Policies SP1, SP2, SP4, SP11 SP12, SP14, SP16, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

In light of the above the recommendation to Members is one of conditional approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan ref. 1347 E01 Rev C, dated May 2021
Proposed Plans, Elevations, Section & Site Plan ref. 1347 P01 Rev E, dated 01.09.2022

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development must commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. areas for storage of materials used in constructing the development clear of the highway;
2. details of site working hours;
3. details of the measures to be taken for the protection of trees; and
4. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity in compliance with Policy SP20.

4 Prior to the commencement of development a Construction Method Statement (CMS) shall be submitted to the Local Planning Authority for approval in writing. The CMS shall provide details of the following:-

- i. underpinning works
- ii. the proposed first floor structure and its junctions/connections with the listed building
- iii. cross section showing junction of new floor with existing windows

Reason: To preserve the appearance and historic fabric of the building in accordance with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

5 Prior to the commencement of any re-pointing of existing brickwork details of the lime pointing mix and a sample shall be provided to the Local Planning Authority for approval in writing.

Reason: To preserve the appearance of the building in accordance with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 6 Prior to the installation of any exterior mechanical extraction systems; ventilation or flue outlets and soil pipes details of the system specification, size, appearance and location shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the appearance of the building and in the interests of residential amenity to comply with Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 7 The existing slate roof covering shall be carefully removed as necessary with slates that are of a suitable condition for re-use set aside to be re-fixed to the building. Details and samples of any new replacement slates to be used on the roof of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority prior to use.

Reason: To prioritise the use of reclaimed materials and to ensure an appropriate external appearance in accordance with the requirements of Policies SP13, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 8 All existing windows shall be retained and made good as necessary. The 3no. windows in the rear (south) elevation shall be entirely obscure glazed and fixed/non-openable.

Reason: To preserve the appearance of the building and in the interests of residential amenity to comply with Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 9 The first floor window in the eastern elevation shall be fixed/non-openable with a black frame and recessed as shown on the approved elevation drawing.

Reason: To ensure an appropriate external appearance in accordance with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 10 All rooflights shall be of a conservation type and be top hung opening. All rooflights shall be installed at high level as shown on the approved elevation and section drawing with the lowest part of the rooflight being at least 2 metres above the finished first floor level.

Reason: To preserve the appearance of the building in accordance with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 11 All rainwater goods shall be cast iron with a black finish. The guttering shall be fixed by means of driven gutter spikes and no fascia boarding shall be used.

Reason: To preserve the appearance of the building in accordance with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 12 External lighting on the building shall be limited to the 2no. wall lights flanking the front door as shown on the approved elevation drawing and the units shall provide down lighting only.

Reason: In the interests of the reduction of light pollution in this rural location and in the interests of protected species in compliance with Policies SP14 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 13 During the construction/conversion phase there shall be no work on the exterior of the building before 0800 hours or after 1800 hours on weekdays and before 0800 hours or after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority. During this phase the use of any power operated machinery or tools within or outside the building shall be limited to within the hours stated in this condition.

Reason: In the interest of amenity in compliance with Policy SP20.

- 14 The development hereby permitted shall proceed in accordance with the precautionary method statement set out in Section 8.1 of the Emergence/Re-Entry Survey – Bat Report produced by Crow Ecology, dated June 2022.

Reason: In the interests of protected species and to comply with Policy SP14 of the Ryedale Plan- Local Plan Strategy.

- 15 Prior to the dwelling being first brought into use 1no. wall-mounted bat box shall be installed on the building as ecological enhancement in accordance with Section 9 of the Emergence/Re-Entry Survey – Bat Report produced by Crow Ecology, dated June 2022.

Reason: In the interests of protected species and to comply with Policy SP14 of the Ryedale Plan- Local Plan Strategy.

- 16 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls or roof of the dwelling hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason: In the interests of amenity and to ensure that the appearance of the building is not prejudiced by the introduction of unacceptable additions and in the interest of residential amenity in accordance with Policies SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

- 17 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or other alteration of a dwellinghouse

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

Class D: The erection or construction of a porch outside any external door of a dwellinghouse

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) in compliance with Policies SP16 and SP20 of the Ryedale Plan- Local Plan Strategy.

INFORMATIVE

The developer is to refer to Section 8.1 of the bat survey report produced by Crow Ecology, dated June 2022) for advice on what to do in the unlikely event that bats are encountered during renovation.