

**Item Number:** 11  
**Application No:** 21/00906/FUL  
**Parish:** Terrington Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Martin Bridge (Laidback Lucas Ltd)  
**Proposal:** Alterations to include removal of render to front elevation to expose original stone walling; repair works to existing stone and lintels, alterations to rear elevation to remove the existing lean-to roof and replace with a flat roof to match the existing; remove existing window and install new door to access flat roof for means of escape; new handrails, balustrades and external stairs from flat roof to external ground level and new kitchen extract and supply ventilation ducts to flat roof area- part retrospective.  
**Location:** Bay Horse Inn Main Street Terrington Malton YO60 6PP

**Registration Date:** 15 June 2021  
**8/13 Wk Expiry Date:** 10 August 2021  
**Overall Expiry Date:** 3 August 2021  
**Case Officer:** Emma Woodland **Ext:** 43324

#### **CONSULTATIONS:**

**Terrington Parish Council**  
**Environmental Health** Further information required

**Representations:** Ms Pamela Hudson,

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#### **SITE:**

The Bay Horse is a Grade II listed building located in the Terrington conservation area and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building and the preservation or enhancement of the conservation area. The building is located in the middle of the village on the south side of the street set back from the road by a small grassed verge and vehicular access. The building sits in a slightly elevated position and is a prominent property within the village. A car park and garden for the pub is located to the rear of the pub and is accessed off South Back Lane. Both the southern boundary and the northern boundary of the plot have housing on both sides as the character of Terrington is a developed Back Lane. The site is located within the identified adopted Development Limits. The pub has been closed since 2011 and it is currently under refurbishment.

#### **PROPOSAL:**

The application seeks consent for the removal of render to the front elevation and the re-configuration of the rear roof extension to include a new additional fire door and escape stair and revised acoustic barrier.

#### **RELEVANT PLANNING HISTORY:**

17/01327/FUL-External alterations to include erection of screen wall to east elevation together with erection of detached 1 bedroom managers dwelling following demolition of store building.-Approved at Planning Committee.

## **POLICY:**

Local Plan Strategy -Policy SP11 Community Facilities and Services  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework

## **APPRAISAL:**

The Bay Horse is a community asset which has been closed for a number of years and as such Policy SP11 of the Ryedale Plan supports proposals which achieve expansion and improvements of existing facilities.

The rear of the pub has previously undergone a large number of alterations which have compromised its special interest. The additional first floor fire door is proposed to be sited in the location of an existing window within the principle stone rear elevation of the listed building. The window however, has been previously compromised by the introduction of a flat roof which cuts through the aperture and the alteration proposed under this application is considered to be acceptable. The additional fire escape stair is located in the south east corner of the listed building in a discreet location on the boundary. There is a small degree of harm to the listed building associated with the introduction of the fire door and stair however given the previous inappropriate intervention and the beneficial community use of the property it is considered that the small degree of harm associated with the fire door and stair outweigh the low level of harm to the listed building.

The removal of the render to the front of the listed building is considered to be acceptable. The render was a hard impervious cement render which would cause damage to the stone by trapping damp and its removal is welcomed. The facade has been repaired with stone to match. It is considered that a stone facade will preserve the conservation area which is predominantly stone properties. The performance of the stone will be improved by the removal of the render which is likely to be trapping damp. In addition, the list description does not mention a rendered facade describing hammer dressed limestone and sandstone causing to question whether the render was applied post to the listing of the pub in 1985. It is considered that the proposal is sympathetic to the appearance of the property and will preserve the listed building and conservation area.

## **OTHER MATTERS INCLUDING CONSULTATION RESPONSES:**

Consultation comments received include concerns from a neighbour regarding the extraction noise/output and concerns regarding the removal of the render from the front of the listed building. Environmental Health have been consulted on the application and have asked for further details to be secured by condition. Heritage advice has recommended that the removal of the render will enhance the technical performance of the listed building and advised that the list description describes a stone facade. Party wall issues regarding a boundary wall have also been raised however these are outwith the Planning System.

The application is therefore considered to comply with Policies SP11, 12, 16 and 20 of the Ryedale Plan and the NPPF and Members are requested to approve the application.

## **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: 256-01-09, 256-01-10, 256-01-11

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

- 3 Before the beneficial occupation of the pub, further details of the extraction/cooling systems in relation to noise output and prevailing noise climate should be submitted and approved in writing by the Local Planning Authority

Reason: To comply with Policy SP20 of the Ryedale Local Plan

- 4 Prior to the beneficial occupation of the pub and notwithstanding drawings numbered 256-01-09, 256-01-10, 256-01-11 further details of the proposed acoustic barrier should be submitted and approved in writing by the Local Planning Authority

Reason: To comply with Policy SP20 of the Ryedale Local Plan