

**Item Number:** 12  
**Application No:** 21/00907/LBC  
**Parish:** Terrington Parish Council  
**Appn. Type:** Listed Building Consent  
**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:** 28 July 2021  
**Case Officer:** Emma Woodland **Ext:** 43324

#### **CONSULTATIONS:**

**Terrington Parish Council**

**Representations:** Mrs Christina Dona Mackereth,

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#### **SITE:**

The Bay Horse is a Grade II listed building and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building. 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. 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. The render has already been removed and stonework repairs have been undertaken.

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

17/01043/LBC- Internal and external alterations to include formation of bar/kitchen at ground floor level, letting rooms at first floor level and erection of screen wall to east elevation together with demolition of store building.- Approved at Planning Committee.

#### **POLICY:**

Local Plan Strategy - Policy SP12 Heritage  
National Planning Policy Framework

## **APPRAISAL:**

The rear of the pub has undergone a large number of alterations to include a previous flat roof extension which makes little contribution to the special interest of the listed building. The additional first floor fire door is proposed to be sited in the location of an existing window within the principle stone rear elevation. The window however, has been previously compromised by the introduction of the flat roof which cuts through the aperture. 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 associated with the introduction of the fire door and stair however given the previous inappropriate intervention and the beneficial pub use it is considered that the small degree of harm associated with the fire door and stair outweigh any 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 be causing 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 listed building. 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.

Comments from a neighbour have been received regarding the extraction and ducts and removal of render. However given the presence of existing roof mounted services to the pub, these are considered visually acceptable. Environmental Health have been consulted on the tandem FUL application regarding the noise implications and they have recommended conditions attached to that application. Heritage advice has assessed that the removal of the render is acceptable for the reasons set out above. Party wall issues regarding a boundary wall have also been raised however these are outwith the Planning System.

The application is considered to preserve the listed building and comply with Policy SP12 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 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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.