

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2018/0797/LB

Proposal: Listed Building consent for cupola repairs and modifications to rainwater goods

Location: Church of St Stephen, Church Lane, Fylingdales

Decision Date: 30 January 2019

Extended to:

Consultations

Parish - Support

Site Notice/Advertisement Expiry Date – 25 January 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Strict Accordance With the Plans/Specifications or Minor Variations
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. All rainwater goods shall be cast iron painted to match existing and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Informatives

1. 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.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. 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.

Application Number: NYM/2018/0797/LB



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Background

The Church of St Stephens is a Grade I listed building and therefore classed as being of exceptional interest.

The church stands on an incline between Whitby and Ravenscar, overlooking Robin Hood's Bay. The gothic revival Church was built in 1821, constructed in sandstone with a purple slate roof.

Consent was previously granted, under reference NYM/2018/0328/LB, for internal plastering works to the Chancel and Vestry.

This application seeks consent for significant repairs to the cupola, necessary for the control and prevention of the historic fabric through water ingress; an ongoing issue at the church. Works have already occurred to remove rotten wood from the base of the cupola, behind which water was unable to drain efficiently causing substantial problems.

The proposed works include the replacement of the existing timber posts with galvanised steel posts.

Main Issues

The relevant policy for this application is DP5, concerning appropriate development to Listed Buildings.

Development Policy 5 of the Core Strategy and Development Policies Development only permits alterations, extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The Authority's Building Conservation team initially had concerns regarding the proposed repairs to the cupola at St Stephens, due to a lack of justification for the works provided by the applicant. However, following consultation with Historic England and additional details supplied from the applicant, the Building Conservation team are satisfied that the proposals are in accordance with Historic England's advice.

Whilst the loss of historic fabric and character is regrettable, the works will protect the building and ensuring its long term future by addressing ongoing issues with water ingress and maintenance.

In view of the above, it is recommended that consent is granted.

Application Number: NYM/2018/0797/LB

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.