

North York Moors National Park Authority

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

Application No. NYM/2019/0187/LB

Proposal: Listed Building consent for internal refurbishment works and laying of external paving stones (revised scheme following withdrawal of NYM/2018/0556/LB)

Location: Avery House, Shell Hill, Robin Hoods Bay

Decision Date: 13 May 2019

Consultations

Parish – 23 April 2019 - Support the internal works but suggest that further consideration is given towards the implication of stone flags on drainage properties.

Site Notice/Advertisement Expiry Date – 7 May 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development and associated mitigation measures shall be commenced within 3 months and completed within 12 months of the date of this permission.
2. This permission has been granted in accordance with the details specified in the Schedule of Works prepared by Andrew Sherwood received on 17 June 2019. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
3. The shelving and cupboards included in the development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Avery House Alcove Cupboards Mark Laycock	N/A	11 June 2019
Avery House Understair Cupboard Mark Laycock	N/A	9 June 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
4. No work shall commence on the laying of the front pavement of the development hereby permitted until details of the stone, including samples, to be used for the surface of the development have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
5. All new ceiling boards shall be of timber construction, matching the existing remanence of the original boards and shall be painted within three months of the date of installation and shall be maintained in that condition in perpetuity.
6. The bathroom partition wall shall be of timber tongue and groove construction and painted within three months of the date of installation and shall be maintained in that condition in perpetuity.

Reason(s) for Condition(s)

1. To ensure that the unacceptable impacts of the existing development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
2. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
3. 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.
4. 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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. 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.
6. 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.

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Background

Avery House is a mid-18 Century cottage and is listed as a pair with the neighbouring property Osborne Cottage. The property is of traditional stone construction with a rendered finish. The three storey dwelling has a pantile roof and traditional vernacular features such as a bracketed cornice hood over the 4-panel front door.

This Listed Building Consent application relates to internal works and paving slabs to the front of the property.

A previous application, under the reference NYM/2018/0556/LB, was withdrawn due to complications of work having started prior to consent being granted. Therefore, this application includes numerous remedial works as a result. These works include the reinstatement of ceiling boards, the reinstatement of a timber partition wall, and the reinstatement of alcove cupboards and the replacement of the traditional understair cupboard.

This application also includes hemp lime plastering and the installation of new kitchen and bathroom units.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policy 5 and Core Policy G.

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.

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Significant concerns were raised by the Authority's Building Conservation team due to the considerable loss of historic fabric; as such the Authority has worked closely with the applicant to ensure that the design, methods and materials of any remedial aspects and future development at the property are sympathetic to the host listed building and that they represented the traditional vernacular of Robin Hood's Bay.

Following extensive advice from the Authority, a final schedule of works was submitted by the applicant detailing the specific works to be undertaken alongside thorough methodologies associated with each aspect of the development.

The works proposed within the final schedule of works are considered to meet the Authority's requirements in response to necessary remedial works; as are the additional works that are not associated with the previous application.

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Considering the above, it is recommended that Listed Building Consent is granted.

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 recommended changes to the proposal including revised methodologies and materials so as to deliver sustainable development.