

North York Moors National Park Authority

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

Application No. NYM/2019/0298/FL

Proposal: variation of conditions 2 (material amendment), 4, 5 and 7 of planning approval NYM/2018/0726/FL

Location: Round Hill House, 10 Main Road, Aislaby

Decision Date: 17 July 2019

Extended to:

Consultations

Parish – No objection – 2 July 2019

Highways – No objection with conditions – 17 June 2019

Site Notice/Advertisement Expiry Date – 20 June 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development hereby permitted shall be commenced before the 8 January 2022
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Revised scheme to meet NYMNP requirements	PH2017- Revision C	22 May 2019
Cornice Profile produced by J Hallam	N/A	1 May 2019
Brackets to Support Bow Window	N/A	1 May 2019
Proposed Front Step	N/A	20 June 2019

3. or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
The existing roof tiles should be re-used where possible to match the existing roof tiles. Where replacements are needed, William Blythe hand-made Barco Pantiles should be used.
4. All new external door and fanlight frames shall be of timber construction, painted off white ral shade 9010 within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
5. The new external door on the front elevation shall be of timber construction, painted Mylands Leadenhall grey within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
6. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

7. The rooflight to be installed on the front elevation in the development hereby permitted shall be a Velux conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
8. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

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 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.
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 the appearance of the development is 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 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.
7. 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.
8. In accordance with NYM Development Policy 23 and to protect pedestrians and other highway users.



Application Number: NYM/2019/0298/FL

Background

The application site is located at the east end of Aislaby village on the north side of the main village thoroughfare. The terrace comprises three properties with Round Hill House being the end house, standing taller than the others. The property is an attractive and traditional two storey house, with a vernacular frontage, built from large coursed stonework under a pantile roof. The property exhibits key traditional features such as detailed stone window heads, water tabling and an attractive chimney. A projecting ground floor bay has been added to the right hand side of the principle front door. The house dates from around 1825. The property falls within the Aislaby Conservation Area and Article 4 designated area which covers front elevations of dwelling houses and any important open spaces.

This application seeks permission for the variation of condition 2, 4, 5 and 7 of previous planning approval NYM/2018/0726/FL. This includes additional details to the fanlight and changes to the front door, rooflights, windows and bow window.

Main Issues

Core Policy G of the NYM Core Strategy and Development Management Policy Documents states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection is given to Conservation Areas.

Development Policy 3 of the NYM Core Strategy and Development Management Policy Documents affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 4 of NYM Core Strategy and Development Management Policy Documents states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context.

Development Policy 19 of the NYM Core Strategy and Development Management Policy Documents states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The amended scheme has been discussed at length with the Authority and whilst the alterations are considered to impact the historic and aesthetic value of the surrounding Conservation Area, the revised scheme is deemed acceptable.

Application Number: NYM/2019/0298/FL

The addition of a replacement stone step below the front door of this scheme is for the improvement of safety. The replacement step is considered to be sympathetic in style, size and material.

Considering the above, approval is recommended.

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.