

North York Moors National Park Authority

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

Application No. NYM/2019/0414/LB

Proposal: Listed Building consent for installation of replacement windows and doors together with removal of render (retrospective)

Location: Odinsfield, The Square, Robin Hoods Bay

Decision Date: 23 August 2019

Extended to:

Consultations

Parish -

Site Notice/Advertisement Expiry Date – 29 July 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. Windows and Doors - Submit Details of Colour/Finish
No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. The roof of the replacement porch canopy hereby approved shall be covered in lead and no other material shall be used without the prior approval of the Local Planning Authority.

Application Number: NYM/2019/0414/LB

Informatives

- | | |
|----|--|
| 1. | Development in Accordance with Planning Permission
Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission. |
|----|--|

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 Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.



Application Number: NYM/2019/0414/LB

Background

Odinsfield is located within the cluster of houses at the top end of the bank on The Square. The two storey property has a rendered finish and pantile roof with stone ridge. The house has been dated to 1734 using an engraving on the lintel above the front door.

This Listed Building Consent application relates to the removal of the existing render, leaving the stone exposed. It was initially intended that only the rear elevation would be re-rendered due to the condition of the stone, however this is now to be left exposed like the remaining elevations.

The application also seeks consent for the replacement of the existing sash windows with like for like replacements, whilst the doors are to be repaired and retained. The existing porch will also be replaced on a like for like basis.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are DP4 and DP5.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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 have expressed their support towards the removal of the existing render as the inappropriate material is considered to be harmful towards the historic fabric. It was proposed that the rear of the property was to be re-rendered due to the condition of the stone, however it has been observed to be in a better condition than previously thought and as such will remain exposed.

A joiners report was submitted to confirm that the existing windows were beyond repair and therefore the Authority is supportive of their replacement, reusing the historic glass where possible.

The replacement porch canopy is also supported by the Authority as the existing structure is considered to be beyond repair. The replacement will be on a like for like basis and will have a lead clad roof.

Application Number: NYM/2019/0414/LB

Considering the above, the proposed development at Odinsfield is seen to be sympathetic to the host building and will contribute towards the longevity of the property; as such, it is recommended that 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.