

# North York Moors National Park Authority

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

Application No. NYM/2019/0405/FL

**Proposal:** 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** – No objection 19 July 2019

**Natural England** – No objection 10 July 2019

**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 - Timber  
All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

## Informatives

1.	Development in Accordance with Listed Building consent Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent 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 Listed Building consent.
2.	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.

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**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.



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**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 planning 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 development also includes the replacement of the windows and porch canopy on a like for like basis and the repair of the external doors; for which only Listed Building Consent is required.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are DP3, DP4 and DP19.

Development Policy 3 of the NYM Local Development Framework 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 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 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character 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. It advises that annexe accommodation should be provided through either extensions to the existing dwelling or through the conversion of outbuildings.

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.

The render is a later addition to the property and the removal to expose the brick will mean that the property reflects the local vernacular and is more consistent with the surrounding stone properties.

The windows are to be replaced on a life for like basis and are therefore not considered to have an impact on the surrounding Conservation Area or the Host Building.

Considering the above, the Authority is supportive of the proposed development and as such the application is recommended for approval.

**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.