

North York Moors National Park Authority

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

Application No. NYM/2019/0439/LB

Proposal: Listed Building consent for installation of replacement timber windows to front elevation

Location: Oak Dene, Middlewood Lane, Fylingthorpe

Decision Date: 16 September 2019

Extended to:

Consultations

Parish – Support – 22 August 2019 – It will improve the appearance of the building.

Site Notice/Advertisement Expiry Date – 22 August 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. 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. Excluding the first floor and ground floor windows on the right side of the principal elevation, no work shall commence on the installation of any replacement or new windows (and glazing if included) in any remaining openings of the property in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. All new window frames, glazing bars and external door frames shall be of timber construction, painted white 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.

Application Number: NYM/2019/0439/LB

Informatives

1	All new window frames in the development hereby approved shall re-use the existing historic glass where possible.
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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.
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.



Application Number: NYM/2019/0439/LB

Background

Oak Dene is a Grade II Listed two storey property located within the Fylingthorpe Conservation Area. Possibly mid to late 18th Century, the traditional stone and pantile construction property forms a pair of two houses, with three separate stages of construction. As such the property retains various features from the different phases of construction.

This application seeks listed building consent for the replacement of the existing windows on a like for like basis as the current units are beyond repair. The property has three 20-pane tripartite windows with central 6-pane opening sashes and one 24-pane tripartite window with central 4-pane opening sash which is of earlier construction than the three 20 pane units.

It is clear from the Royal Commission's report and the Listing Description that the existing window frames and glazing are historical and that the S-E ground floor window may date from the 18th century.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policy 4 and 5.

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.

Whilst the windows are being replaced on a strict like for like basis, it should be emphasised that the replacement of these windows will inevitably result in a significant loss of historic fabric. However, it is clear from visiting the site that the current windows are beyond repair and their replacement on a like for like basis will be an enhancement on the current appearance of the listed building.

Two replacement windows have already been made and are awaiting installation; these windows meet the requirements set out by the Authority. However, prior to the installation of any windows in the remaining openings the applicant will be required to submit constructional details for approval by the Authority.

The distinctive appearance of historic glass is not easily imitated in modern glazing, which has a different surface character that affects the reflectivity and transparency of the glass. The applicant has agreed that the existing glass will be reused where possible. By refitting the historical glazing, some of the integrity of these windows can be preserved.

Considering the above, it is recommended that consent is granted for the replacement.

Application Number: NYM/2019/0439/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.