

# North York Moors National Park Authority

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

Application No. NYM/2019/0556/FL

**Proposal:** replacement material to roof of 3 no. dormer windows

**Location:** 38 Main Road  
Aislaby

**Decision Date:** 21 November 2019  
**Extended to:**

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## Consultations

**Parish -**

**Site Notice/Advertisement Expiry Date** – 4 November 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.

### 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.

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**Background**

38 Main Road is part of a terrace of originally single-fronted cottages likely to date from the late eighteenth or early nineteenth centuries. The property lies within the Aislaby Conservation area and neighbours a Grade II listed building.

In two instances pairs of cottages including the application property have been combined to form larger properties, and the majority have had large dormer or semi-dormer windows inserted to front and rear elevations. The only unaltered cottage is now no.36.

This application relates to the replacement of the roof material on 3 dormer windows at 38 Main Road. The replacement of the roof material requires planning permission due to the Article 4 Direction in place in the Aislaby Conservation Area.

It is proposed that the current felt is replaced by a glass fibre mat followed by a grey coloured polyurethane liquid waterproofing system (GRP).

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policies 3, 4 and 19.

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.

The terrace in which 38 Main Road lies has heritage interest as a result of its age and vernacular character which would merit consideration as a non-designated heritage asset under the definition in the Annex 2 of the NPPF, and the site lies within the Aislaby conservation area.

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The semi-dormer windows in no.38 are evidently modern insertions with flat felted roofs, tiled cheeks and PVC windows. They do not have the form of traditional dormers. Consequently, the replacement of felt with GRP would be a neutral alteration in principle which would not affect the heritage interest of the building or the character or appearance of the Aislaby conservation area.

It is considered that the proposed development adheres to the Authorities adopted policies 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 recommended changes to the proposal including clarification of the proposed edging, so as to deliver sustainable development.