

North York Moors National Park Authority

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

Application No. NYM/2019/0583/LB

Proposal: Listed Building consent for installation of replacement first floor window to side elevation

Location: Cranny, King Street, Robin Hood's Bay

Decision Date: 18 November 2019

Extended to:

Consultations

Parish - The Council support this application as it is an improvement on the current building and in keeping.

Advertisement Expiry Date – 31st October 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. Standard Three Year Commencement Date - Listed Building
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 are to be fitted in reveals of c.50mm (not flush), pointed in burnt sand mastic or non-hydraulic lime mortar (not cement) leaving brick reveals clean of mortar.

Informative

1. Please note that Listed Building Consent is granted for works to repair/renew the staircase window in the gable only. The approval of works to this window through the Listed Building Consent process does not regularise any other works to the property which have been undertaken without Listed Building Consent. As such the breach of Listed Building control remains extant and formal enforcement action may be undertaken by the Local Planning Authority.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.

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**Background**

The Cranny is one of a pair of houses (the other being Downholme) which date to the mid-19th century and comprise painted brick in Flemish bond (with area of rebuild to first floor), three-brick string course at first floor and stepped and dentilled brick eaves cornice. The buildings are of national significance and are included on the National Heritage List for England at Grade II. The Cranny largely retains its original floor plan and has a number of surviving fixtures and fittings, including fireplaces, panelled stairwell, panelling to bedrooms and internal porch structure. As such it represents a substantially intact mid-19th century property within Robin Hood's Bay. Recently, however, the property has also undergone a scheme of alteration without the benefit of Listed Building Consent, including but not limited to: removal of the staircase window to gable and covering with Perspex, removal/covering up of a kitchen range; removal of the ground-to-basement staircase; removal of coal-shed; addition of plastic rainwater and foulwater goods; tanking of the cellar; and, alteration to a cellar window.

There is no Listed Building Consent or Planning Permission history for this property.

Following initial discussions surrounding work requiring Listed Building Consent and the type of work now required, the Authority's Building Conservation Officer and Planning Officer visited the property 23rd September 2019 to discuss the direction of work and to advise on a Conservation-led approach.

The submitted application covers only those works required to repair and renew the staircase window to gable. It details the retention and repair of the existing opening window light, and the renewal of the frame on a precise like-for-like basis using the existing frame as a template.

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Main Issues

In the exercise of its planning functions with regards to development which affects a Listed Building or its setting, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets) and Development Policy 5 (Listed Buildings).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP5 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 Building Conservation Officer has assessed the detail of the application and is content that the applicant has followed a conservation-led approach which retains and repairs as much of the existing window light and frame as possible. It is accepted that the frame will be replaced and that this will be done on a precise like-for-like basis using the existing frame as an accurate template. One pane of glass, which has cracked, will be replaced but the remaining glass will be refitted into the existing window light and the linseed putty renewed.

The Parish Council has made a supportive response on the 17th October 2019 and no other representations have been made. The application is considered to be a sensible approach to the works required.

In view of the above and there being no objection from the Authority's specialist Building Conservation Officer, it is recommended that Listed Building Consent be granted.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policies E5, E6 and E7 which seek to improve the conservation and awareness of the historic environment and cultural heritage of the National Park; use local materials, styles and building techniques in the restoration of buildings; and, seek to conserve and enhance heritage assets and their setting.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including relevant heritage legislation and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.