

North York Moors National Park Authority

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

Application No. NYM/2019/0693/LB

Proposal: Listed Building consent for internal alterations

Location: Bank House, King Street, Robin Hoods Bay

Decision Date: 02 December 2019

Extended to: 18 December 2019

Consultations

Parish - No objection

Site Notice/Advertisement Expiry Date – 29th November 2019

Internal: Conservation – No response

Internal: Building Conservation – No objection

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. **The new internal stud walls to be constructed in the development hereby approved shall be constructed so as to scribe around existing skirting, dado, cornice and other similar mouldings and shall not cut into or in any way damage the said architectural features.**
4. **All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority, which includes a traditional lime mix, method of application, finish and may include a sample area if so required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing 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

Bank House in Robin Hoods Bay is a characterful building incorporated within a series of other dwellings accessed via a shared passage. The building appears to have been subject to unsympathetic alterations at first floor level in the form of insertions of stud walls and some rearrangement. However, a number of features still survive throughout the building including a cupboards, Whitby composite windows etc which all contribute positively to the buildings special interest and significance. The proposed works comprise the rearrangement of internal walls at first floor level to improve them ergonomically for residents and visitors.

Main Issues

As the building is Grade II Listed, making it a designated heritage asset the National Planning Policy Framework (NPPF), chapter 16, local Development Policy 5 and national guidance set out my Historic England therefore are relevant and illustrated below.

National Planning Policy Framework (NPPF) - 16. Conserving and enhancing the historic environment

Para 190 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para. 193 requires local planning authorities to consider the impact of a proposed development on the significance of a designated heritage asset and give great weight to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

Local Policy - Core Strategy and Development Policies

Development Policy 5 of the Core Strategy and Development Policies Development only permits 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.

Historic England Guidance: Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2

Para 28 advises that 28 the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether

additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies.

Conclusion

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification of the public benefits of the proposal. Small alteration and addition that might seem insignificant can over time accumulate and cause harm through attrition.

Originally there was some concern that underlying historic fabric might be concealed by later plaster works. In order to expedite the application the applicants altered their design so the relocation of the doorway was no longer required. As such the only alterations proposed affected modern stud walling which in this specific case made no positive contribution to the special interest of the building. Overall it was considered that the developments proposed would have a negligible / no impact upon the significance of the building.

Contribution to Management Plan Objectives

Approval is considered to help meet Policies E5, E6 and E7 which seek to conserve the built heritage of the National Park, ensure local materials, styles and building techniques are appropriate and new development conserves and enhances heritage assets

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 of further investigation at which point the applicant amended the design to be less impactful.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations and any representations that may have been received and subsequently determining to list building consent in accordance with the presumption in favour of sustainable development and conserving and enhancing the historic environment, as set out within the National Planning Policy Framework