

North York Moors National Park Authority

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

Application No. NYM/2019/0818/FL

Proposal: proposed replacement concrete roof tiles with Spanish slate tiles

Location: The Vicarage, Egton

Decision Date: 27 January 2020

Extended to:

Consultations

Parish -

Site Notice/Advertisement Expiry Date – 02 January 2020

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.

Informatives

1.	Bats 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.



Application Number: NYM/2019/0818/FL

Background

The Vicarage, Egton is a late 1960s detached two storey dwelling constructed of stone under a cement tile roof covering. The property is located at the southern end of the Egton Conservation Area and is adjacent to the Grade II listed St Hilda's Church. The Authority's Building Conservation Officer has recommended that given the number of non-traditional features on the property such as the shallow roof pitch, fascia boarding and central chimney, the Vicarage is considered to have a neutral impact on the character of the Conservation Area.

Planning permission was granted in October 2002 for the conversion of the existing garage into a study and the erection of an extension to form a new garage along with the erection of a replacement porch.

This application seeks to replace the existing concrete plain tiles on the original dwelling with Spanish slate tiles.

Main Issues

Development Policy 4 of the North York Moors National Park Local Development Framework states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where the design detailing and materials of the development respect the existing architectural and historic context with reference to the design detailing and materials of traditional buildings.

Development Policy 19 of the North York Moors National Park Local Development Framework states that proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the National Park's character areas and architectural character of settlements and will only be supported where among other things, the design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The applicant has stated that the original dwelling's existing roof covering is significantly deteriorated and as such is in need of replacement. It is believed that the use of Spanish natural slate would be an improvement on the previous concrete plain tiles. Samples of two options for the proposed slate were submitted to the Authority for consideration. The Building Conservation Officer has stated that while they would favour a less shiny and slightly more textured style of slate, the first sample labelled R12 was the preferred of the two options provided.

The replacement of concrete tiles with the style of Spanish slate submitted to the Authority would not detract from the character and form of the original dwelling or its setting. Furthermore, the installation of the proposed slate is considered to have a neutral impact upon the character and appearance of the Conservation Area.

For the reasons outlined above, this application is recommended for approval.

Application Number: NYM/2019/0818/FL

Draft Local Plan

Strategic Policy I of the North York Moor's National Park Authority Draft Local Plan states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and where appropriate enhancement of the historic environment.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park.

Pre-commencement Conditions

N/A

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.