

# North York Moors National Park Authority

District/Borough: Ryedale District  
Parish: Thornton Le Dale

Application No. NYM/2019/0280/FL

**Proposal:** installation of replacement uPVC windows to front elevation

**Location:** Lockey Cottage, High Street, Thornton le Dale

**Decision Date:** 15 July 2019

**Extended to:**

## Consultations

**Parish** – No objections – 5 June 2019

**Site Notice/Advertisement Expiry Date** – 4 July 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 Documentation Submitted or Minor Variations - Document No.s Specified  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

<b>Document Description</b>	<b>Document No.</b>	<b>Date Received</b>
Proposed Window Details Amended	N/A	31 January 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
4. The glazing bars of the windows hereby permitted shall be putty shaped, unless otherwise agreed in writing with the Local Planning Authority.
5. Window Frames in Reveals - Specify Set Back (insert)  
The external face of the frame to all new windows shall be set in a reveal of a minimum of 50mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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**Informative**

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.

**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.
5. 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.

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**Background**

Lockey Cottage is located towards the west end of the High Street in Thornton Le Dale, within the Thornton Le Dale Conservation Area. The property is of stone construction with a pantile roof and the existing windows are timber stormproof casements.

This application seeks planning permission for the installation of replacement uPVC units to the front elevation of Lockey Cottage.

**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 NYM 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.

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Development Policy 19 of the NYM Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

The Authority's Building Conservation Officer has been consulted on this application as the property is located within a Conservation Area; their comments are summarised below.

Conservation Areas are often characterised by historic buildings constructed using natural materials, such as natural stone, handmade brick, natural slate or hand-made clay tiles and timber windows and doors. Traditional timber windows and doors are fundamental elements of the street scene, and in many streets they are features that form a distinct pattern which can be harmed by the introduction of new designs and finishes. Traditionally manufactured timber windows and doors are constructed using techniques which allow fine detailing and slim sections. The fine detailing and soft appearance of painted timber complements the traditional materials and character of older properties. As a material, timber can work equally well with contemporary dwellings.

Where the host building is of vernacular appearance but has inappropriate modern storm-proof casements, such as Lockett Cottage, their replacement with better quality timber unit would always be the preferred option. However, in some circumstances, if better detailed uPVC alternatives are proposed (such as the replacement of top opening windows to a more traditional side hung casements and storm-proof to flush fitting) the visual improvements could be considered to off-set the use of uPVC and as such could be considered to have a minimal impact on the architectural interest of the wider area.

It is considered that, in this instance, whilst the loss of the traditional material is regrettable, the proposed windows will be an enhancement on the existing units and therefore will improve the appearance of the host building and surrounding Conservation Area.

In view of the above, the application is considered to be in accordance with adopted policies and approval is recommended.

**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 finer window details, so as to deliver sustainable development.