

# North York Moors National Park Authority

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

Application No. NYM/2019/0855/LB

**Proposal: Listed Building consent for replacement of metal ladder with a wooden staircase**

**Location: Eastwood, Chapel Street, Robin Hoods Bay**

**Decision Date: 14 February 2020**

**Extended to: 24 February 2020**

## Consultations

**Parish - 16 January 2020** – The council feel insufficient information was supplied for them to make a decision on this application.

**20 February 2020** – No objections

**Site Notice/Advertisement Expiry Date** – 04 February 2020

**Others -**

### 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 Documentation Submitted or Minor Variations

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Drawing of Staircase		20/12/2019
Email from Gillian Switalski to Kelsey Blain confirming details of staircase		23/01/2020
Annotated drawings of fabric to be removed		10/02/2020
Email from Gillian Switalski to Kelsey Blain confirming boarding Material		10/02/2020

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

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**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.



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**Background**

Eastwood Cottage is a traditional Eighteenth Century cottage constructed of coursed herringbone-tooled ashlar stone under a pantile roof. The property is Grade II listed and lies within the Robin Hood's Bay Conservation Area. Eastwood is a modest three storey cottage located within a terrace to the north east of Chapel Street. The property possesses a number of traditional and characterful features including timber sash windows and a gabled hood above the door.

Listed Building Consent was granted in May 1980 for a number of alterations to the property, including the insertion of 3 no. dormer windows, the insertion of a new window to the rear of the property and a complete refit of the bathroom, kitchen and bedrooms.

This application now seeks Listed Building Consent for the replacement of an internal metal stair with a wooden staircase.

**Main Issues****Statutory Duties**

Section 16, paragraph 193 of the National Planning Policy Framework 2019 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and 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.

Section 16, paragraph 194 of the National Planning Policy Framework 2019 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Authority has a statutory duty to protect Listed Buildings within the Park as they form part of the significance of the built and cultural heritage of the North York Moors. These buildings represent a significant part of the history and culture of the National Park and their considerable importance, once lost, cannot be replaced.

The Authority has a general duty in respect of listed buildings in its exercising of planning functions as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

**NYMNPAs Policies**

The most relevant policy contained within the North York Moors Core Strategy and Development Policy Document to consider in relation to this application is Development Policy 5 (Listed Buildings). This states that proposals for the alteration, extension or change

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of use of a Listed Building will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

**Conclusion**

After visiting the property, the Building Conservation Officer concluded that there was evidence of some previous internal rearrangement (carried out by previous owners) to enlarge the front bedroom which resulted in the removal of the staircase to the second floor. This was evidenced by the floor joists in the front room having being extended and the insertion of a modern sawn timber beam to support the original joists. As such, the reinstatement of the staircase would undo what appear to have been unauthorised works.

In consideration of the Building Conservation Officer's comments, it is deemed that this proposal will not have a detrimental impact on the special historic or architectural interest of the building nor will it lead to any harm or loss of the significance of the Listed Building.

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

**Draft Local Plan**

Strategic Policy I within the 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.

**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.