

# North York Moors National Park Authority

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

Application No. NYM/2019/0874/LB

**Proposal: Listed Building consent for conversion of lift shaft, blocking of doorway and insertion of 2 no. conservation rooflights.**

**Location: The Woodlands, Apartment 11, Woodlands, Sleights**

**Decision Date: 02 March 2020**

**Extended to:**

## Consultations

**Historic England** – No objection – 23 January 2020 – comment that the local authority should explore with the applicant alternative options for the proposed arrangement and subsequently seeks any amendments to meet requirements of paragraphs nos. 193 and 194 of the NPPF.

**Site Notice/Advertisement Expiry Date** – 11 February 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 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>
Existing and Proposed Floor Plans	D11613-03 Rev. H	20 February 2020
Proposed Elevation and Roof Plan	D11613-05 Rev. F	20 February 2020
Proposed Section A	D11613-06 Rev. D	20 February 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. **Doors - Details of Construction to be Submitted**  
No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

---

**Application Number: NYM/2019/0874/LB**

---

4. No work shall commence on the installation of the internal walls and floors in the development hereby approved until full details of all proposed materials, methods and a schedule of construction have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.

**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.
2. **Development in Accordance with Planning Permission**  
Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

**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. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.

---

**Application Number: NYM/2019/0874/LB**

---

**Background**

The Woodlands is a Grade II\* Listed Building located in the valley south of Aislaby on the north bank of the River Esk. The former Woodland Hall stands proud on top of a hillside, commanding views to the south and east towards the river Esk and the village of Sleights. With its origins dating back to the eighteenth century, the building would be subject to subsequent extensions and alterations which saw the building converted into a school, nursing home and later in 1999 subdivided in to private apartments, a use that still remains.

This application seeks listed building consent for the conversion of an existing lift shaft into an additional bedroom for apartment 11. Together with the conversion of the lift shaft, the applicant has proposed the installation of two small conservation rooflights to provide the kitchen and proposed additional bedroom with natural light.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policy 5 and Core Policy G.

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

---

**Application Number: NYM/2019/0874/LB**

---

Core Policy G of the Local Development Framework 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.

The initial plans submitted with the application detailed the proposed installation of one substantial rooflight and one modest sun tube. Both Historic England and the Authority's Building Conservation team were consulted for this application due to the Grade II\* listed status of the building. Historic England raised no objections to the installation of alien features to the roof slope but commented that the size of the proposed units and their symmetry should be considered in order to minimise the visual harm and clutter. However, the Authority's Building Conservation team were more reluctant to introduce new features onto the historic roof slope. The use of the building as individual apartments has the potential to lead to a proliferation of rooflights on the currently uncluttered space. It was suggested that, as they are already an existing feature, the applicants should consider modest dormer windows instead.

The applicant responded to suggestions made by the Authority's Building Conservation team highlighting that a dormer would be more expensive, would provide less light and would be more difficult to access for maintenance. Therefore plans were amended and submitted showing that the sun tube had been replaced in favour of a second rooflight equal in size to the first. The Authority's Building Conservation team commented that they would accept the introduction of the rooflights providing that they were significantly reduced in size. The applicants subsequently submitted amended plans for two small cast iron conservation rooflights, therefore satisfying the requests of the Building Conservation team.

In regard to the conversion of the internal lift shaft to create an additional bedroom, neither Historic England nor the Authority's Building Conservation team have objected to the principal of the conversion, subject to appropriate methods and materials.

In view of the above, it is considered that the impact on the Grade II\* listed building is minimal and as such it is recommended that listed building consent is granted.

**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 the reduction in size of the proposed rooflights, so as to deliver sustainable development.