

# North York Moors National Park Authority

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

Application No. NYM/2019/0870/FL

**Proposal:** insertion of 2no. conservation rooflights

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

**Decision Date:** 02 March 2020

**Extended to:**

## Consultations

**Site Notice/Advertisement Expiry Date** – 11 February 2020

### Director of Planning's Recommendation

**Approval** subject to the following condition(s):

- Standard Three Year Commencement Date  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 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:

Document Description	Document No.	Date Received
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.

### Informatives

1.	<b>Bats</b> 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.	<b>Development in Accordance with Listed Building consent</b> Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent 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 Listed Building consent.

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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.



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**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.

As the building is divided into apartments the individual properties do not benefit from Permitted Development Rights. This application seeks planning permission for the insertion of two small cast iron conservation rooflights.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policies 5 and 19 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.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

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 roofslope 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.

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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 view of the above, it is considered that the application adheres to the requirements as set out in DP3 and DP19 and also those in Core Policy G. Therefore, it is recommended that planning permission is approved.

**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 rooflights, so as to deliver sustainable development.