

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Hackness

Application No. NYM/2019/0841/FL

Proposal: construction of replacement dormer window

Location: Mount Misery Farm, Hackness

Decision Date: 10 March 2020

Extended to:

Consultations

Parish – No objections

Site Notice/Advertisement Expiry Date – 05 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:

Document Description	Document No.	Date Received
Mount Misery Location Plan		12/12/2019
Design Access/Heritage Statement		12/12/2019
Yorkshire Light Window Details and Sections	FEY231219.04	20/02/2020

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

3. Windows - Timber and Specify Details of Colour
All new window frames and glazing bars shall be of timber construction and coloured white within six months of the date of installation and shall be maintained in that condition in perpetuity.
4. Window Frames in Reveals - Specify Set Back 75mm
The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm 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.

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.

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Background

Mount Misery Farm consists of a late Eighteenth Century Farmhouse and a number of outbuildings of various dates, located to the west of Hackness. The farmhouse is Grade II listed and constructed of dressed sandstone under a pantile roof with brick chimney stacks. The property is of modest proportions and of a traditional style with single glazed 12 pane Yorkshire sliding sashes to the principle elevation. The property has remained largely unaltered except for the insertion of 2 no. modern windows and a small dormer on the rear elevation. A number of small outbuildings lie to the north of the farmhouse, including stone and pantile structures as well as more modern timber structures.

The Authority's Building Conservation Officer has characterised the dwellinghouse as an attractive farmhouse that retains both architectural and historic interest and stated that the character of the site as a whole reflects the simple vernacular style of architecture and small scale form of development that is characteristic of the North York Moors as a whole.

No planning history exists for the site. This application seeks planning permission for the construction of a replacement dormer window on the rear elevation of the property.

Main Issues

The relevant policies contained within the North York Moors Core Strategy and Development Policy Document to consider in relation to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

Development Policy 3 states that development will be permitted where among other things a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 supports proposals for development within the domestic curtilage of dwellings where among other things the form, position and design of the development does not detract from the character and form of the original dwelling or its setting in the landscape.

The existing dormer window is of a non-traditional style and is in a poor state of repair, allowing water into the listed building. The applicant originally sought to replace the window with a double glazed, top hung timber casement window, however, following negotiations with the Authority this design has been amended to a double glazed timber Yorkshire sliding sash window. The Authority's Building Conservation Officer advised that as the replacement window could now be considered an enhancement on the existing, then in this instance, double glazing would be considered acceptable. The proposed Yorkshire sliding sash window is of a traditional design, using Slim Glazing Units with a profile of 4,6,4 and 26mm glazing bars. It is therefore felt that the replacement dormer window will be sympathetic to the traditional character of the original dwelling and will relate well to the surrounding landscape.

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

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Draft Local Plan

Policy CO17 of the Draft Local Plan states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things the design of the development does not detract from the character and form of the original dwelling or its setting in the landscape.

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 recommended changes to the proposal including the amendment of the window design, so as to deliver sustainable development.