

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Fylingdales

Application No. NYM/2020/0002/LB

Proposal: Listed Building Consent for removal of exterior paintwork to three elevations and repainting with limewash together with re-pointing of brick and stonework and chimneys

Location: Georgian House, King Street, Robin Hoods Bay

Decision Date: 11 March 2020

Consultations

Parish - No objection.

Site Notice Expiry Date - 21 February 2020.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on the removal of the exterior paintwork until a method statement detailing how the paintwork shall be removed has been submitted to and agreed in writing with the Local Planning Authority.
4. All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
5. If, after exposure of the brickwork the Local Planning Authority considers the brickwork is of insufficient quality to be exposed, the property shall be lime washed in accordance with a specification provided to and approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime putty mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The limewash shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

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Informatives

1.	Birds Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx . Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf . If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk .
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Reasons for Conditions

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.
- 3 to 5. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

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Background

Georgian House is an attractive Grade II Listed property located at the top of King Street within the Robin Hood's Bay Conservation Area. The property has an imposing formal front elevation reaching three storeys and as the list description explains it was formerly two cottages which have been amalgamated into one dwelling, however the former layout remains evident by pair of front doors which sit side by side – a feature of RHB. The property is of brick construction with stone quoins under a clay pantile roof. The property is white painted and the windows have a two tone (black and white) painted finish too. The rear elevation is less formal and is understood to have been significantly altered over the years. Originally, the rear of the property faced another terrace of properties and consequently had very few openings. However, that terrace of properties was lost many years ago following a land slide and the rear of Georgian House now faces the sea. The property has a central six panel door (upper four panels glazed) and an irregular window arrangement with 1 no. ground floor window with a small staircase window (blocked up internally) and two further first floor windows.

This application follows extensive discussions with the Authority's Building Conservation Team and proposes the removal of exterior paintwork to three elevations and repainting with limewash together with re-pointing of brick and stonework and chimneys.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 5 (Listed Buildings).

CPG 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.

DP4 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.

DP5 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.

The Authority's Building Conservation Officer has assessed the proposal and advised that it is clear from the visual appearance of the building that there are damp issues and if the existing paintwork is a plasticised paint then it is important that it is removed to allow the building to breathe. As such, there are no objections to this scheme provided it is carried out in a sympathetic manner so as not to damage the face of the bricks. In terms of works thereafter, as the applicant suggest much will depend on the condition of the brickwork and the impact any infilling has on the character and significance of the building. As such, I support the approach being taken by the applicant and would be happy to advise further once the paintwork has been removed.

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It is recommended that a condition be included to request the submission of a method statement for the removal of the pain in order to ensure the work is not invasive or poses any threat to the condition of the bricks.

The Parish Council has supported the application due to the improvement of the exterior works which respect the original building. No other representations have been received and in view of the above, it is recommended that listed building consent be granted.

Pre-Commencement Conditions

Condition 3 of the above recommendation is a pre-commencement condition. The Applicant has been made aware of this and their written agreement to that condition has been provided/confirmed by email received 11 March 2020.

Draft Local Plan

ENV11 (Historic Settlements and Built Heritage) of the emerging Local Plan can be given some weight and this requires new development to reinforce the distinctive historic character of the NYM by fostering a sympathetic relationship with traditional local architecture, materials and construction, encouraging a high standard of design and seeks to conserve, enhance or better reveal elements which contribute to the significance of a heritage asset. On balance, the proposals are considered to accord with the requirements of the draft Local Plan.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.