

North York Moors National Park Authority

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

Application No. NYM/2020/0141/LB

Proposal: Listed Building consent for internal alterations including installation of suspended timber floor and replacement stair and panelling together with installation of external drainage channels and sump pump

Location: 9 The Esplanade, Robin Hoods Bay

Decision Date: 01 May 2020

Extended to:

Consultations

Parish – No objections

Site Notice/Advertisement Expiry Date – 06 April 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 Plans/Specifications or Minor Variations
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.

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

9 The Esplanade is a three storey, Grade II listed property. The building lies within the Robin Hood's Bay Conservation Area and dates to the early-mid Nineteenth Century. The property is of English garden wall brick construction under a Welsh slate roof with a white rendered elevation to the rear and exposed brick to the front. The property has retained its original 16 pane sashes to the front with traditional 6panel door and traditional windows to the rear. Internally the building retains many historic features including the entrance porch for both the front and rear entrances, historic doors, and historic panelling to the upper floors.

Listed Building Consent and Planning Permission were granted in May 2010 for the replacement of roof slates, rear windows and conservation style rooflights, together with the repointing of 2 no. chimneys and the change of use of land to the rear of the property to form an extension to the domestic garden.

This application now seeks Listed Building Consent for internal alterations including the installation of a suspended timber floor and replacement stair and panelling together with the installation of external drainage channels and sump pump.

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.

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NYMNPA 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).

Development Policy 5 states that proposals for the alteration, extension or change 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

The Authority's Building Conservation Officer has stated that despite previous unsympathetic alterations to the building, including the introduction of a damp proof membrane, replacement floors and replacement staircase, the building retains a substantial amount of historical significance from its traditional construction, modest form and traditional detailing and its architectural style. The property also has aesthetic value for its layout and sense of proportion of the internal rooms where they follow the original floor plan. As such the property retains its special architectural and historic interest and makes a positive contribution to the wider Conservation Area.

The proposed works are intended to address the failed damp proofing treatments within the building. The significant damp issues to the lower rear room were clearly evident in the staining of the newly laid floor and the Building Conservation Officer has advised that as this room backs into the hillside, damp will be a continuous issue here. The Building Conservation Officer has therefore recommended that the removal of the ineffective damp proof membrane and installation of a sump pump system would provide a more effective treatment in this instance and cause less harm to the fabric of the building than the membrane, which would have been pushing moisture elsewhere within the building as evidenced by the extensive rot to the staircase and timber floors. The existing sub base to the room installed by the owner was shown to be porous and therefore the installation of a timber suspended floor above this will help to reinstate some of the lost historic fabric and character of the dwelling. The reinstatement of the staircase on a like for like basis but using a more traditional pine will also be considered an enhancement.

Overall the removal of the concrete floors and membranes, which have been causing significant harm to the building, and their replacement with more sympathetic and breathable materials and the reinstatement of the staircase in a traditional pine, rather than MDF will enhance the significance of this listed building. The proposed sump pump will have a minimal impact upon the historic and architectural interest of the building by utilising an existing drain and will provide protection to the existing historic fabric by tackling the ongoing damp issues within the property.

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. For the reasons outlined above, this application is

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believed to enhance the significance of the Listed Building and therefore accords with this policy.

The Draft Local Plan has not yet been adopted and therefore the policy referenced above is subject to change.

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.