

North York Moors National Park Authority

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

Application No. NYM/2019/0802/FL

Proposal: installation of replacement window

**Location: Kent House
9 Bloomswell
Robin Hoods Bay**

**Decision Date: 23 April 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
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
Application Form		20 November 2020
Design and Access Statement		12 February 2020
Location Plan		12 February 2020
Yorkshire Sliding Sash		21 March 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 Trickle Vents Shall Not be incorporated into Windows
Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

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

9 Bloomswell is the end property in a terrace of Grade II listed houses. The property dates to the early to mid- 19th century and is constructed of brick beneath an incised render with a pantile roof. The property lies within the Robin Hood's Bay Conservation Area which is protected by an Article 4 (2) Direction. The building is of national significance as a designated asset and the wider Conservation Area also forms a designated heritage asset.

There is no planning history for the site.

This application seeks planning permission for the replacement of the third storey window on the front 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 4 (Conservation Areas) and Development Policy 19 (Householder Development).

Development Policy 4 states that proposals for development within a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where, among other things, the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to the form, scale, proportions, design detailing and materials of traditional buildings.

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 Authority's Building Conservation team advised that given the modern top opening construction of the existing third storey window, it was not considered to contribute to the special architectural or historic interest of the building and therefore its replacement with a traditional window would be supported. Such an approach is in line with Historic England guidance "Traditional Windows, Their Care, Repair and Upgrading" revised in 2017 which represents the most up to date guidance endorsed by the Government on the subject of window replacement in buildings with heritage interest. The Building Conservation Officer states that whilst the two pane Victorian sash window that was originally proposed would match the remainder of the property, it was considered that the existing opening would be better suited to a horizontal sliding sash. Whilst the neighbouring property (no.8) has a multi-pane sash in the same window, this opening has been raised which has altered its proportions. Furthermore, the statutory list description indicates the use of Yorkshire lights to the second floor windows within this terrace and as such their use in no.9 would be considered to be appropriate. In response to the Building Conservation Officer's comments, the design of the window was amended to a 6 by 6 pane timber Yorkshire Sliding Sash, which the Building Conservation Officer had no objections to.

This amended window design is considered to accord with Development Policies 4 and 19 through the use of traditional materials and by using a style of design that reflects the character of the original dwelling and the architectural context of the Conservation Area.

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

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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.

CO17 within 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 form position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape.

As the Draft Local Plan has not yet been adopted, the policies referenced above are 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 recommended changes to the proposal including the insertion of a Yorkshire Sliding Sash Window, so as to deliver sustainable development.