

North York Moors National Park Authority

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

Application No. NYM/2020/0176/FL

Proposal: removal of concrete roof tiles and replacement with pantiles

**Location: Balmoral House
Church Street
Staithes**

**Decision Date: 06 May 2020
Extended to:**

Consultations

Parish – No objections – 9 April 2020

Natural England – No objections – 26 March 2020

Site Notice/Advertisement Expiry Date – 2 May 2020

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 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.
- 3 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.
- 4 The replacement ridge tiles shall be of natural stone, not concrete or imitation stone, the details of which (including samples) shall be submitted to and approved by the Local Planning Authority and maintained as such unless otherwise agreed in writing by the Authority.

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Informatives

1	<p>Bats</p> <p>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.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com</p>

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 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.
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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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Background

The list description describes Balmoral House as being of early 19C and therefore falls within the Georgian, Regency and Victorian architectural periods. The four storey property is Grade II listed and is located on Church Street at the bottom of Staithes Village.

The property retains much of its original and characterful features, however at some point the original roof tiles were replaced with unsympathetic concrete tiles. This application seeks planning permission for the replacement of the existing roof tiles with more appropriate traditional clay pantiles.

An Article 4(1) Direction is in place within the Staithes Conservation Area and as such the replacement roof tiles require planning permission as well as Listed Building Consent.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policies 3, 4, 5 and 19, together with Core Policy G.

Core policy G seeks to ensure that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. Sustainable design, of a high quality, should be sought to conserve and enhance recognised settings; such as those associated with Listed Buildings.

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 4 of the Local Development Framework 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.

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.

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As a Listed Building the use of concrete tiles is not considered to contribute to the buildings significance being of lesser quality than slate or pantile. As such, its replacement with a more traditional and vernacular material is supported which will enhance the significance of this building. Pantiles are a feature of the street scene and the wider Conservation Area, and without any evidence of what the former material was, it is considered that pantile is appropriate in this instance.

That applicant clarified that non-pre-weathered and non-pre-coloured tiles were to be utilised.

In view of the above, the application is recommended for approval.

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 use of non-pre-coloured or pre-weathered tiles, so as to deliver sustainable development.