

# North York Moors National Park Authority

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

Application No. NYM/2020/0221/FL

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**Proposal:** erection of railings to balcony

**Location:** Cliffroyd, Covert Hill, Robin Hoods Bay

**Decision Date:** 18 May 2020

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## Consultations

**Parish** - No objections, some concerns were raised for the neighbours privacy.

**Natural England** -

**Advertisement Expiry Date** – 14 May 2020

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1. Standard Three Year Commencement Date
2. Strict Accordance With the Plans/Specifications or Minor Variations

### 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.

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**Background**

Cliffroyd is a mid-terrace property located on Covert Hill close to The Dock area of Robin Hood's Bay. The property is accessed via a small pathway from the steps leading to the Quarterdeck which is also part of the Cleveland Way.

The property is a Grade II Listed Building and is located within the Robin Hood's Bay Conservation Area. The property is of early-mid 18 century with white cement rendered walls over stone. It has a pantile roof, brick chimney stacks and traditional 4-pane single glazed vertical sash windows.

Because of the location of surrounding attached buildings, the main elevation faces east with 4 sash windows. There are no openings to the rear (west) or north elevations of the property and the only entrance into the property is located on the southern elevation. The balcony is located on this southern elevation at first floor height.

The property has two levels of accommodation, but because of the topography of the surrounding land, access is effectively at first floor with two small undercrofts below, thus giving the appearance of a three-storey property. These undercrofts are accessed via the pathway which runs to the east of the property linking to Albion Road.

There is no planning history associated with this site.

This application seeks permission for the erection of railings to the existing balcony area.

There is an accompanying LBC for the proposed railings as well as other internal work.

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**Main Issues**

Core Policy G (Landscape, Design and Historic Assets) of the Core Strategy and Development Policies Document seeks to ensure that the landscape, historic assets and cultural heritage of the National Park is conserved and enhanced where particular protection is to be given to those elements that contribute to the character and setting of, amongst others, Conservation Areas and Listed Buildings.

Development Policy 3 (Design) seeks to maintain and enhance the distinctive character of the National Park by permitting development which is of a high standard of design detailing which complements the local vernacular. It also seeks to ensure proposals are compatible with surrounding buildings and will not have an adverse effect upon the amenities of adjoining occupiers.

Development Policy 4 (Conservation Areas) seeks to ensure that proposals for development within Conservation Areas preserve or enhance the character and appearance of the area by ensuring scale, proportions, design detailing and materials respect the existing architectural and historic context.

Development Policy 5 (Listed Buildings) seeks to ensure proposals for the alteration of a Listed Building will only be permitted where it will not have an unacceptable impact on the special historic or architectural interest of the building.

Finally, Development Policy 19 (Householder) seeks to ensure new development does not detract from the character and form of the original dwelling and does not adversely affect the residential amenity of neighbouring occupiers.

In addition to local policies, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. S.72 of the same Act requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The balcony is an existing area which forms part of the historic building and has therefore been in situ for many years. It has white rendered stone walls which match that of the rest of the house with a simple stone coping to the wall top. The wall measures approximately 1m high.

The proposed railings are to be fixed to the sides of the balcony wall with 3 straps/plates to avoid multiple insertions into the stone copings. While it is more traditional for metal railings to be drilled directly into the stone, it is felt that in this location and given that the railings are a new insertion, it is the most appropriate method in this instance resulting in least damage to historic fabric. The design of the railings is simple and functional which is considered to reflect the character of both the host property and the wider Conservation Area and its finish in 'lead' colour will help it to recede into its surroundings.

In terms of impact on the architectural and historic character of the Conservation Area, the only view of the railings from the wider streetscene will be from the footpath leading from The Dock to the Quarterdeck. From this view the railings will be seen within the context of both the existing balcony and another raised seating/patio area associated with Wavecrest.

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In addition, as a result of the variety of roof heights, the tight-knit form of development and the simple appearance it is considered that the proposed railings are unlikely to be overly prominent or visible.

Concern has been raised by the Fylingdales Parish Council regarding loss of privacy for neighbouring properties; however given that the balcony is already present and clearly in use, it is considered that there is no increased loss of privacy on current levels.

No comments have been received from neighbouring properties.

In view of the above, approval is recommended as it is considered that the railings would maintain the special interest of the host Listed Building and the wider historic and architectural character of the Robin Hood's Bay Conservation Area in accordance with both the Act and the relevant policies of the Core Strategy. There will be no loss of residential amenity over current levels and as such accords with those elements of DP3 and DP19.

In terms of the NPPF, it is considered that the development meets the following paragraphs:

- 192 - the desirability of new development making a positive contribution to local character and distinctiveness;
- 193 – great weight to be given to the assets conservation;
- 200 – LPA's should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.

**Contribution to Management Plan Objectives**

Approval is considered likely to help meet Policies E6 and E7 of the Management Plan which seeks to ensure local materials, styles and building techniques will be used in new developments, ensuring the conservation and enhancement of heritage assets.

**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 amended design and materials so as to deliver sustainable development.