

North York Moors National Park Authority

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

Application No. NYM/2020/0222/LB

Proposal: Listed Building consent for internal alterations, replacement front door, erection of railings to balcony and replacement guttering

Location: Cliffroyd, Covert Hill, Robin Hoods Bay

Decision Date: 18 May 2020

Consultations

Parish - No objections, Council would like to see like for like replacements where possible.

Advertisement Expiry Date – 14 May 2020

Director of Planning's Recommendation

That Listed Building Consent be **Granted** subject to the following condition(s):

1.	Standard Three Year Commencement Date - Listed Building
2.	The development hereby permitted shall not be carried out other than in strict accordance with the original plans and supporting information dated 23 March 2020 and the updated details outlined in the applicants letter dated 21 April 2020, or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3.	Doors - Details of Construction to be Submitted
4.	Handmade Clay Pantiles to be Used
5.	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.
6.	Once removal of the wallpaper/paint to the timber panelling to the first floor staircase and attic bedroom walls has been carried out, photographic evidence showing the condition of the timber panelling shall be provided to the local planning authority. Any timbers which are agreed to be replaced shall be carried out on an exact like for like basis including material, dimensions and any mouldings.
7.	Any new guttering hereby permitted shall be of painted cast iron, of a colour to be agreed in writing by the local planning authority, and directly fixed to the masonry by means of gutter spikes with no fascia boarding being utilised in the development. The guttering shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing.

Informatives

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.

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 to 7.	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**

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, as submitted, seeks listed building consent for internal alterations, replacement front door, erection of railings to balcony and replacement guttering. The internal alterations consist of:

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- a) Installation of new internal door between kitchen and hall;
- b) Removal of concrete floor and modern shelves to the understairs cupboard;
- c) Replacement of living room door;
- d) Investigation of condition of timber wall above the staircase at first floor;
- e) Raising of doorway to ensuite in attic room;
- f) Investigation of condition of timber wall to staircase into attic.

Revised details have been submitted (in line with officer advice) to carry out repairs to the internal living room door, rather than replacement. The applicant has also confirmed that the existing door to the attic ensuite will be retained within the property for potential re-use in the future.

There is an accompanying planning application for the balcony railings.

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 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.

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.

Firstly, the balcony railings: 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 special interest of the host property and its finish in 'lead' colour will help it to recede into its surroundings. While a traditional cast iron material is usually preferred, the railings provide a functional use, not decorative such as front gates or railings, and as such are acceptable in this instance.

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.

Replacement front door: The existing door, although of traditional appearance, proportions and detailing it is of relatively modern construction. As such no objections are raised with its replacement on a like for like basis.

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Internal alterations:

- a) No objections to the insertion of a new internal door between kitchen and hall. It is likely to have had a door originally and is needed to meet fire regulations. It is proposed to match the design, construction and appearance of the historic doors elsewhere in the property and as such is not considered to harm the significance of the building.
- b) The removal of the concrete floor to the understairs cupboard is supported as it is causing damp issues and harming the fabric of the building. The surrounding floors are all timber. Its replacement with limecrete is a breathable material which is appropriate for a traditionally constructed building.
- c) The existing living room door is historic with attractive architrave detailing. The application as submitted sought to remove this door and replace on a like for like basis to meet fire regulations due to a large gap along the bottom edge. Concern was expressed with the loss of an historic feature and it was requested to retain the door but to insert a strip of wood to fill the gap (as would have been done historically) and also the application of an intumescent paint. The applicant has agreed to this approach and as such the application has been amended to include this.
- d) There has been some water ingress as the timber wall above the staircase (at first floor) is showing signs of damp. At pre-application it was suggested that the paint/paper should be carefully stripped in order to ascertain the condition of the wood beneath. This has not happened however it was discussed that if the wood was in a poor state then it could be replaced on a like for like basis. A condition has been attached to address this, seeking confirmation of the condition of the wood before replacement on a like for like basis.
- e) The existing door into the attic ensuite is traditional however the door opening itself appeared to be modern as evidenced by the modern architrave and the unlikelihood that an opening in this location would have been historic. As such, the raising of the door opening is considered acceptable and is not considered to harm the significance of the building. The applicant has confirmed that the door will be retained within the building for future re-use.
- f) With regards to the timber wall to the attic, the same approach has been requested for the first floor wall at point d) above.

The Parish Council has raised no objections but would like to see like for like replacements where possible. The addition of conditions, particularly 3, 4 and 6 will ensure this.

The Authority's ecologist has requested that a bat informative be added as a result of works to the roof.

No comments have been received from neighbouring properties.

In view of the above, approval is recommended as it is considered that the relatively minor alterations proposed would maintain the special interest of the host Listed Building in accordance with both the Act and the relevant policies of the Core Strategy.

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;

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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.