

North York Moors National Park Authority

Ward: Redcar and Cleveland Council
Ward: Lockwood Ward
Parish: Lockwood

App No. NYM/2020/0319/LB

Proposal: Listed Building consent for construction of steel beams and new stonework providing structural support to gable and first floor

Location: Jolly Sailor, Moorsholm,

Applicant: Skelton and Gilling Estates Properties Ltd,
fao: Neil Colver, Estate Office, North Terrace,, Skelton in Cleveland,
Saltburn by the Sea, TS12 2ES

Date for Decision: 28 July 2020

Extended to:
Grid Ref: 469921 512269

Consultations

Parish -

Site Notice/Advertisement Expiry Date – 30 June 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.

3. Stone Panel

No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development

hereby approved has been completed.

4. Handmade Clay Pantiles to be Used

The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

5. No work shall commence on the construction of the walls of the development hereby permitted until details of the mortar specification, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Informative(s)

1. Bats

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. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policy A and Strategic Policy C, 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 Strategic Policy A and Strategic Policy C 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.
4. For the avoidance of doubt and in order to comply with the provisions Strategic Policy A and Strategic Policy C 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.
5. For the avoidance of doubt and in order to comply with the provisions of Strategic Policy A and Strategic Policy C 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

Jolly Sailor, Moorsholm is a Grade II Listed Public House constructed in the mid to late Eighteenth Century in dressed ashlar stone under a Welsh slate roof. The property has seen a number of additions over the years including a Twentieth Century stone porch with a pitched roof on the west (front) elevation and additional wings to the north, east and south of the building of varying dates. The later extensions are largely sympathetic to the original structure being constructed of stone with pantile roofs.

This application seeks Listed Building Consent for the construction of stone wood store with a pantile roof. The structure will replace a previously demolished open fronted cart shed. The applicant was advised by the Authority's Building Conservation team in July 2019 that the demolition of the cart shed would not require Listed Building Consent as the structure was not considered to be of special historic or architectural interest and its removal would not harm the significance of the Listed Building. The proposed wood store will incorporate new steel beams and columns to provide a supporting frame for the southern gable and first floor of the existing building. The frame will be concealed by the proposed wood store.

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

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preserving the building or its setting or any features of special architectural or historic interest which it possesses.

NYMNPA Policies

The most relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Quality and Design of Development) and Strategic Policy I (The Historic Environment).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park and supports development that among other things is of a high quality design and makes a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular and the siting, orientation, layout and density of the proposal should complement existing buildings and the form of the settlement.

Strategic Policy I 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.

Conclusion

The Authority's Building Conservation has raised no objections to this application provided that the mortar and stone are agreed by the Authority prior to the commencement of the proposed works.

The proposed steel frame will provide support to the southern gable end of the existing building in which the first floor beams have been left exposed by the previous demolition. The visual impact of the frame will be mitigated by the construction of the stone and pantile wood store which will be significantly smaller than the previous 1.5 storey cart shed. The wood store will be clearly ancillary to the existing building with a height of 2.73 metres, a width of 1.2 metres and a length of 9.12 metres with a lean-to roof and open fronted southern elevation. The use of traditional materials reflects the vernacular character of the original building and the scale of the structure means that it will not have an unacceptable impact upon the special historic or architectural interest of the Listed Building.

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

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Pre-commencement Conditions

Conditions 3 and 5 are pre-commencement conditions and have been agreed in writing with the applicant/agent.

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.