

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Egton

App No. NYM/2020/0142/NM

Proposal: non material amendment to planning approval NYM/2019/0818/FL to allow changes to the roof slates

Location: The Vicarage, Egton,

Applicant: The Diocese of York,
c/o Agent

Agent: R Pickering Ltd,
1 Manor Court , Black Dike Lane , York , YO26 6GA

Date for Decision: 31 March 2020

Extended to: 17 August 2020

Grid Ref: 480948 505775

Consultations

Parish -

Site Notice/Advertisement Expiry Date – N/A

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 The development hereby approved shall only be carried out in accordance with the specific amendment(s) for changes to the roof slate as shown in the following documents:

Document Description	Document No.	Date Received
Email from Russell Pickering to Kelsey Blain re: slate		05 August 2020

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2019/0818/FL.

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Background

The Vicarage, Egton is a late 1960s detached two storey dwelling constructed of stone under a cement tile roof covering. The property is located at the southern end of the Egton Conservation Area and is adjacent to the Grade II listed St Hilda's Church.

Planning permission was granted in October 2002 for the conversion of the existing garage into a study and the erection of an extension to form a new garage along with the erection of a replacement porch.

Planning permission was granted in January 2020 for the replacement of the existing concrete plain tiles on the original dwelling with Spanish slate tiles. Whilst Spanish slate is not a vernacular material, the Authority's Building Conservation Officer recommended that the Vicarage was considered to have a neutral impact on the character of the Conservation Area due to the number of non-traditional features on the property and as such the proposed Spanish slate was not felt to be harmful to the character of the original dwelling or the Conservation Area.

This application now seeks planning permission for a Non-Material Amendment to the previous planning permission in order to amend the proposed slate to be used in the development.

Main Issues

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 by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site and that a high standard of design detailing is used whether traditional or contemporary.

Strategic Policy I states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area.

Following the granting of planning permission in January 2020, the applicant was informed by their contractor that the approved slate size would not be acceptable for the existing roof slope pitch. A sample of the newly proposed Panadero slate has been provided to the Authority for consideration along with a data sheet for the proposed slate and the Authority's Building Conservation Officer has advised that the proposed slate is considered to be acceptable.

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The proposed slate will be more sympathetic to the character of the Conservation Area than the existing concrete tiles and therefore accords with SPC and SPI.

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

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.