

## North York Moors National Park Authority

Ward: Scarborough Borough Council (North)  
Parish: Fylingdales

App No. NYM/2019/0428/LB  
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**Proposal:** Listed Building consent for installation of replacement windows and door, construction of step and erection of handrail and balustrading together with damp proofing and replastering works

**Location:** Kings Head Cottage, New Road, Robin Hoods Bay,

**Applicant:** Mr Dale Shrimpton,  
Raven Hill, Prospect Field, Robin Hoods Bay, Whitby, YO22 4SF,  
England, UK

**Agent:** MD2,  
fao: Mr Glenn McGill, The Dene, 36 Nevilledale Terrace, Durham,  
DH14QG,

**Date for Decision:** 09/08/2019

**Extended to:**

**Grid Ref:** 495295 504891

### Director of Planning's Recommendation Consultations

**Parish** – No objections – 19 July 2019

**Site Notice/Advertisement Expiry Date** – 29 July 2019

**Others** -

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

1.	TIME01	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.	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified  The development hereby permitted shall not be carried out other than in strict accordance with the following documents:  <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Alterations</td><td>17023 - 002 B</td><td>12 August 2020</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed Alterations	17023 - 002 B	12 August 2020
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3.	MATS00	All plasterwork in the development hereby permitted shall accord with mortar mix based on a typical mix of a non-hydraulic quicklime run to putty, applied directly onto the lath. The plasterwork shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
4.	MATS00	The external handrail and balustrade hereby approved shall be painted matt black within 6 months of this approval and shall be maintained in this condition unless otherwise agreed in writing by the Local Planning Authority.
5.	MATS00	The two original internal doors that are still in situ at the property are to be retained and reused in the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.
6.	MATS00	The lounge ceiling is to be fully boarded with tongue and groove timber boards and shall be painted within 6 months of their instalment. The ceiling shall be maintained as such, unless otherwise agreed in writing by the Local Planning Authority.
7.	CDLB00	No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior wiring, plumbing or any fixtures associated with the ventilation of the bathroom and kitchen that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

**Reason(s) for Condition(s)**

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM 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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4.	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5.	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Policy ENV11 which seeks to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
6.	MATS00	or the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM 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.
7.	CDLB00	In order to ensure that the development is carried out in a manner which safeguards the historic fabric of the building and to comply with the provisions of NYM Policy ENV11, which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on the special historic or architectural interest of the building.



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**Background**

Kings Head Lower Flat comprises the ground floor and basement of the late 17<sup>th</sup> century three storey stone and pantile building. Once used as a single dwelling, the building is now divided into two dwellings; Kings Head Maisonette and Kings Head Lower Flat. The property is Grade II listed and located within the Robin Hood's Bay Conservation Area.

The property has a minimal planning history, with a recently refused application for internal alterations including the removal of sections of wall, the installation of 2 no. staircases, damp proofing and replastering works together with alterations to basement door. There have been a number of unauthorised works internally and as such much of the character and historic fabric has been lost or eroded from the interior.

This application relates to a number of internal alterations, together with retrospective consent for replacement windows and doors. The application also includes retrospective consent for the installation of a galvanised steel handrail on the external steps to the front of the property. The internal alterations include damp proofing and plastering works, replacement lath and plaster and rewiring and plumbing throughout.

**Main Issues**

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy 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. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area

Policy ENV11 relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. 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.

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Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Following a site visit to assess both the interior and exterior of the property it was identified that numerous unauthorised works have taken place and very little of the late 17<sup>th</sup> century and early 18<sup>th</sup> century character or historic fabric remains. The property has also been inappropriately and irreversibly damp proofed in the past. Whilst much of the significant fabric has been eroded, evidence of traditional lath and plaster remains, together with two original four panelled doors. The ceiling of the main lounge/living area is timber boarded; whilst the fabric is not historic it is characterful of the interiors throughout Robin Hoods Bay.

Ordinarily the Authority would be unable to support much of the methodologies and materials proposed for the internal works, however given the irreversible damage already caused on the interior it is considered that the proposed works will not be detrimental to the significance and historic fabric of the listed building. In order to preserve and retain as much character and integrity as possible the existing lath and plaster is to be restored or replaced on a like for like basis and the ceiling of the main living/lounge area should be boarded with timber tongue and groove with a painted finish. Furthermore, the original four panelled doors are to be retained and reused.

The application also seeks retrospective consent for replacement windows and doors, together with retrospective consent for the installation of a galvanised steel handrail on the external front steps. The Authority's Building Conservation team are satisfied that the windows and doors meet the Authority's required in terms of style and material. The windows and doors are reflective of those in the area and are sympathetic to the host listed building. In regard to the handrail, the Authority's Building Conservation team have commented that both the material used (galvanised steel) and the style of the rail are not characterful of the area. However, on balance it is considered that providing the applicant paints the rail matt black within 6 months of the approval, the handrail is not detrimental to character or significance of the host building or surrounding conservation area.

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 revised methodologies and materials, so as to deliver sustainable development.