

North York Moors National Park Authority

Parish: Fylingdales

App No. NYM/2020/0584/LB

Proposal: Listed Building consent for re-roofing and stone repairs together with installation of replacement rooflights

Location: Seacroft, The Square, Robin Hoods Bay

Applicant: Mr I Harrison
25 York Place, Knaresborough, HG5 0AD

Agent: The Plan Shop Architects
fao: Mr Ian Harrison, The Assembly Rooms , 29 Market Place, Bedale, DL8 1ED

Date for Decision: 16 October 2020

Extended to:

Consultations

Parish -

Site Notice/Advertisement Expiry Date – 23 September 2020

Others -

Mr Jonathan Pounds at Eden Crescent, Kirkstall, Leeds, LS4 2TR

Support and appreciate the need to re-roof historic buildings, the information provided seems light on what is actually proposed. Unclear if the plans are existing or proposed.

Has the architect considered re-using some of the existing tiles that may be in a good condition and can be cleaned? Surely this should be taken into consideration to uphold the character of the building. However, I appreciate that for aesthetics and continuity the full roof may be considered for replacement.

The architect seems to have failed to mention the glazed roof tiles that are currently present to the north elevation roof. Are these to be retained or replaced with new glazed tiles, removed completely, or replaced with new conservation roof lights?

How do we know the new pantiles to match existing are going to be of a similar size, weight and colour as the existing? Has the architect provided an example or name of a manufacturer and product?

Are the existing stone and ridges being retained or are these being replaced with new? The proposal is unclear whether either of the above is being carried out or whether the intention is to replace these with half round clay ridges?

In my opinion if the above points are considered and can be justified I have no objection to the application.

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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 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:

Document Description	Document No.	Date Received
Application Form		13 August 2020
Location Plan		13 August 2020
Heritage Statement	NYM/1169	13 August 2020
Specifications, Method Statements		13 August 2020
Proposed Plan	NYM/1169/01	13 August 2020
Email confirming materials		02 October 2020
Email confirming re-use of existing rooflights		02 October 2020
Email confirming pantile details		15 October 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. Stonework to Match

All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

4. Pointing - Listed Building Repointing

Joints in stonework should be carefully raked out using hacksaw blades or other hand tools narrower than the width of the joint to a minimum depth of three times the joint thickness or until sound mortar is reached. They should be repointed using a mortar mix of airlime in a quicklime form as defined by BS EN 459-1:2015. Pointing should be flush finished then brushed back with a stiff bristle brush until slightly recessed behind the stone face.

5. The exposed surfaces of any new stonework or newly cut stone faces to the building to which this permission relates will be hand-tooled to match the existing stonework.

6. Black Painted Cast Iron Rainwater Goods

All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by 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 NYM Strategic Policy A and NYM 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 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.
4. In order to comply with NYM Strategic Policy I which seeks to protect the Park's most important historical components and encourage development that is consistent with maintaining the overall historic character of the National Park.
5. 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.
6. 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.

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Background

Seacroft is a Grade II Listed dwelling located to the north of The Square in the Robin Hoods Bay Conservation Area which is protected by an Article 4 (2) Direction. The property was constructed in the early Nineteenth Century of neat herringbone-tooled coursed sandstone with a pantile roof and brick chimney stacks. The property retains traditional fenestration with 16 and 12 pane vertically sliding timber sash windows in the front elevation and a 6 panel timber door in the centre of the elevation beneath a finely detailed door surround. A four over two light vertically sliding timber sash window sits at first floor level in the west gable end of the property with a two over two light vertically sliding timber sash window at attic level.

The patina on the front and rear elevation of the property is characterful, although it has spread into the guttering below the eaves. The stonework in the west gable end of the property has clearly deteriorated and the face of the stone has come away in a number of places.

There is no planning history for the site.

This application seeks Listed Building Consent for the re-roofing of the property, stone replacements and the installation of replacement rooflights.

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.

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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 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 (Design of the Development), Strategic Policy I (The Historic Environment) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers.

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.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the 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.

Conclusion

The Authority's Building Conservation Officer has advised that they are generally supportive of the proposals but requested further details and minor amendments to the proposed materials including the use of a more breathable form of insulation. The applicant has confirmed that the proposed amendments are acceptable and provided further details regarding the existing conservation style rooflights and the proposed replacement pantiles.

The proposals included within this application amount to a programme of repair and renewal which will conserve the special historic and architectural interest of the listed building. The targeted replacement of stonework, pantiles and rainwater goods where this is considered necessary is considered to be in accordance with Historic England's Conservation Principles which recommends that a programme of periodic renewal and repair is followed in the conservation of Listed Buildings in order to avoid a more extensive loss of fabric further down the line.

The replacement stone and pantile will match the existing and will therefore be sympathetic to the character and appearance of the existing building and the surrounding Conservation Area. The proposed lime mortar and breathable insulation are considered to be an

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appropriate choice of material which will contribute to the conservation of this designated heritage asset.

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 recommended changes to the proposal including amendments to the proposed insulation and lime mortar mix, so as to deliver sustainable development.