

North York Moors National Park Authority

Parish: Fylingdales

App No. NYM/2020/0433/LB

Proposal: Listed Building consent for erection of replacement timber shed (retrospective)

Location: Woodside Cottage, Littlewood Terrace, Robin Hoods Bay

Applicant: Mrs Elizabeth Lanfranchi-Spence
Cruck Cottage , Wath Road, Pateley Bridge, HG3 5PG

Date for Decision: 30 October 2020

Extended to:

Consultations

Parish -

Natural England – No objection.

Site Notice/Advertisement Expiry Date – 06 October 2020

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. 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.

2. The external walls of the shed in the development hereby approved shall be stained dark brown within six months of the date of this permission and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for Condition(s)

1. 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.
2. 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

Woodside Cottage is a Grade II Listed end of terrace property located to the west of the Robin Hoods Bay Conservation Area. The property was constructed in the early Eighteenth Century of stone with a pantile roof and consists of three storeys with timber casement windows on the ground floor and timber sashes in the upper floors.

In December 1978 Listed Building Consent was granted for the demolition of the external toilet and the insertion of a new first floor window on the gable end of the property. Listed Building Consent for the insertion of a dormer window into the front elevation of the roof was granted in November 1985.

This application now seeks Listed Building Consent for the erection of a replacement shed.

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

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NYMNPA Policies

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design), 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 previous and replacement shed were both located in the same position as a previous outdoor toilet and therefore a modest single storey structure has been present in this location for a considerable amount of time. As such the replacement shed would have little additional impact upon the character and appearance of the original property. The shed is clearly ancillary to the main dwelling with an overall height of 2.4 metres, a width of 1.17 metres and a length of 1.31 metres. Furthermore, the shed has been constructed of traditional and appropriate materials consisting of shiplap timber for the walls and a felt roof with a shallow pitch. Whilst the shed stands flush with the gable end wall of the property, the applicant has confirmed that the lead flashing fixed into the mortar of the main property is the only aspect of the development that has impacted upon the fabric of the listed building.

The Authority's Building Conservation team recommended that the roof have a steeper lean-to pitch, however as it matches the previous shed, no objections were made to this proposal provided the timber walls are stained a darker colour to make the shed less visually intrusive.

As such, the development is considered to be of an appropriate size, scale and design to reflect the character and appearance of the Listed Building.

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

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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.