

North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2020/0860/FL

Proposal: alterations, construction of front and rear dormer windows together with reinstatement of iron railings

Location: Bridge End House, New Road, Robin Hoods Bay

Applicant: Mrs Tessa Rose Sanderson
Mourie House, Low Worsall, Yarm, TS15 9PG, Cleveland

Agent: Isle Design Architecture Ltd
Mr Nick Webster-Henwood, No 12 High Street, Epworth, DN9 1ET, North Lincolnshire

Date for Decision: 21 December 2020

Extended to:

Director of Planning's Recommendation

Approval subject to the following conditions:

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:

Document Description	Document No.	Date Received
Location Plan	2020-ID-17-LOC	26 October 2020
Location Plan	2020-ID-17-LOCa	26 October 2020
Proposed Elevations, Sections & Paint Scheme	2020-ID-17-PL001a	09 December 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. MATS00 The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. MATS00 The cheeks of the dormers hereby permitted shall be clad in lead and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. MATS00 No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be flush fitting and fixed or top-hung metal and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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6. MATS00 No work shall commence on the installation of the railings hereby permitted until full details have been submitted to and approved in writing with the Local Planning Authority. The details shall include the proposed material, design, dimensions, method of fixing and final paint colour. The railings shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. MATS40 **Detailed Plans of Window Frames Required**
No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. MATS00 No work shall commence on the installation of any external fixtures to the building to which this permission/consent 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 fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
9. MATS00 No work shall commence on the removal of the exterior paintwork until a method statement detailing how the paintwork shall be removed has been submitted to and agreed in writing with the Local Planning Authority.

Informatives

1. MISCINF01 **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.

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2. MISC **Birds**
INF12 Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf. If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.
3. INF00 Swift (*Apus apus*) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; <https://www.swift-conservation.org/> with additional swift box ideas from Action for Swifts; <http://actionforswifts.blogspot.com/search/label/nestbox%20design>
4. INF00 Listed Building Consent is also required for the works affecting the adjoining listed building (Bolts House). There is a companion application to this permission and you are advised to obtain sight of the decision notice reference NYM/2020/0973/LB prior to undertaking any work on site.

Reasons for Conditions

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 Policies A and 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 Local Plan Policies A and C which seek to ensure that building
4. 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. MATS00 For the avoidance of doubt and in order to comply with the provisions of
to NYM Strategic Policies A and C which seek to ensure that the appearance of
9. 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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Consultations

Parish - Fully support.

Natural England -

Advertisement Expiry Date - 10 December 2020.



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**Background**

Bridge End House occupies a prominent position in the centre of Robin Hoods Bay Conservation Area. As its name suggests, it is located adjacent to the beck and bridge on New Road, opposite the junction with Chapel Street. The property is set gable facing New Road and is an attractive double-fronted rendered dwelling with two bow windows at ground floor (level with New Road) yet the main front door is at lower ground floor level. The first floor is characterised by two sets of paired original timber framed vertical sash windows and the attic is served by two small rooflights in the front elevation. The roof of the property is covered in Welsh slate. Clear views of the front and gable elevation of property can be obtained from the bridge and surrounding streets. The rear elevation is partially covered through its attachment to the neighbouring property The Bolts House which fronts New Road and which is a grade II listed building. The west-facing gable is also partially attached to the listed outbuilding serving The Bolts House but Bridge End House itself is not a listed building.

This application seeks full planning permission for alterations, the construction of front and rear dormers and the reinstatement of iron railings to the boundary. As originally submitted, the application proposed a pair of pitched roof dormers to the front elevation containing windows of matching dimensions to the windows at first floor. At the rear, a blank box style dormer covering the entire roof slope providing clear headroom for a staircase and en-suite bathroom was proposed. Officers raised concerns in respect of the size and design of the dormer windows; the rear dormer having a dominating effect on the host property and an unacceptable impact on the adjacent listed building and the front-facing dormers being too large in relation to the existing fenestration pattern. The applicant's agent has responded positively to Officer advice and an amended scheme has been submitted.

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The application now proposes reduced pitched roof dormers to the front elevation and at the rear, the dormer has been reduced by approximately half and the design amended to a catslide form. The structure remains to be blank so as to minimise its visual impact and would be located to the easternmost part of the roofslope where it will be partially screened by the neighbouring property and no longer visible in views looking south from New Road.

During negotiations, Officers advised that Listed Building Consent would also be required for the works to attach the proposed rear dormer to the neighbouring property and also for any internal damp-proofing work which would affect the party walls with The Bolts House and/or listed outbuilding. The Agent has since submitted a companion application which is under consideration reference: NYM/2020/0973/LB.

Policy Context

The relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Quality and Design of Development), Strategic Policy I (The Historic Environment), Policy ENV11 (Historic Settlements and Built Heritage) and Policy CO17 (Householder Development) together with the advice contained within Part 2 of the adopted Design Guide.

Policy ENV11 requires new development to reinforce the distinctive historic character of the North York Moors by fostering a sympathetic relationship with traditional local architecture, materials and construction, encouraging a high standard of design and seeks to conserve, enhance or better reveal elements which contribute to the significance of a heritage asset or its setting.

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.

Strategic Policy I (The Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage) of the NYM Local Plan would be used in the assessment of a planning application. SPI states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park. 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; including the vernacular building styles, materials and the form and layout of the historic built environment (including conservation areas and listed buildings).

Policy CO17 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. In order to achieve a subservient extension, Policy CO17 states that extensions should not increase the total habitable floorspace by more than 30% and that the design detail complements the architectural form of the original dwelling.

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Part 2 of the Authority's adopted Design Guide recognises that dormer windows are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. However, in general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. Large flat-roof box dormers and dormers incorporating balconies are considered to be inappropriate due to their respective impact on the host dwelling and impact on amenity. The use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

Main Issues

The main issues are considered to be whether the amended proposal is of a sufficiently high standard of design and of a scale and design which are compatible with the character of the host property and its wider conservation area setting. Also to be considered are the visual and physical impacts of the proposal upon the neighbouring listed property.

Size, Scale and Design

The Authority's Building Conservation Officer has advised that there is tradition of developing into the roofspace in Robin Hoods Bay and the application building is polite enough in style to take dormers. However, as originally proposed the dormers resulted in a top heavy appearance and Officers recommended a reduction in size to follow the advice contained within the adopted Design Guide. Amended plans have been submitted and the reduced dimensions of the front facing dormers are welcomed. The revised plans have satisfactorily addressed Officer concerns.

The large flat roof, blank box dormer/roof extension to the rear was considered wholly unacceptable as originally proposed. The proposal was considered to dominate the roofslope and fail to respect the character of the host property, its setting and also likely to have a detrimental effect on the setting and condition of the attached listed building. In response to Officer concerns, the applicant's agent has submitted revised plans which show a substantial reduction in size, confining the alteration to the least visible part of the roof and amending the design to be a traditional catslide form. The dormer would be blank, having lead cheeks and natural slate roof to minimise its visual impact; the purpose being to provide sufficient headroom at the top of the stairs to access the attic level.

The agent has explored alternative methods of accessing the attic in order to eliminate the need for a rear dormer. In support of the dormer, the agent has explained:

The reconfiguration of the attic stair has been explored in order to avoid the need to introduce the 'blank' dormer to the rear roof plane. In order to make the reconfigured stair comply with building regulatory requirements a clear head height of 2000mm would need to be provided to the underside of the current roof structure (troublesome purlin). In achieving this the new stair would dramatically reduce the useable floor space at attic storey level, also worth noting that stair flights on all below would also need to be re-configured in order to follow the same and or similar plane as the new attic stair in order to also comply with the 2000mm clear height rule.

The building in question is not a listed building and in view of the above, the amended scheme is considered to have a significantly reduced impact upon the host property and its setting.

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The Parish Council Offered full support to the original proposal and therefore, comparatively speaking, the reduced scheme is considered to result in an improved contribution to the appearance of the village.

In relation to technical matters, the Authority's Building Conservation Officer has confirmed that Listed Building Consent will be required for any works affecting the neighbouring property. Of particular note are the proposed works to the rear dormer which will attach to the gable elevation of The Bolts House and any internal damp proofing works to listed party walls. The applicant's agent has since submitted a companion application for listed building consent which is currently under consideration (ref. NYM/2020/0973/LBC)

The proposal to reinstate the railings is welcomed together with the external redecoration of the property. The Authority's Building Conservation Officer has offered advice in relation to these elements, recommending a close match to the historical railings and also for the use of a lime wash for the render rather than paint which should help to keep the building dry. In relation to the exterior paint scheme for joinery, it is advised that Victorian colour schemes tended to be bolder and usually darker. The amended scheme includes provision for the use of a darker shade the side door facing New Street as this makes a much greater contribution to the streetscene.

On balance, the proposed works, in their amended form, are considered to be of an acceptable scale and suitable design for the host property. The development is not expected to result in any unacceptable impact on the residential amenity of neighbouring occupiers and the enhancement to the condition and appearance of this prominent conservation area property is welcomed. The Parish Council support the application and no other representations have been received. In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.