

# North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2020/0837/LB

**Proposal:** Listed Building consent for replastering works and reinstatement of staircase removed to facilitate the work

**Location:** Wesley Cottage, The Square, Robin Hoods Bay

**Applicant:** Mrs Sandra Woods  
35 York Place, Harrogate, HG1 5RH

**Date for Decision:** 25 January 2021      **Extended to:**

## Consultations

**Parish** – No objections - work being done sympathetically and it is appropriate.

**Site Notice/Advertisement Expiry Date** – 05 January 2021

**Others** –

## 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		19 October 2020
Location Plan		30 November 2020
Design and Access Statement		18 November 2020
Heritage Statement		18 November 2020
Email from BCO to Applicant		05 November 2020

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

## 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.

**Application Number: NYM/2020/0837/LB**

---



**Application Number: NYM/2020/0837/LB**

---

**Background**

Wesley Cottage is a Grade II Listed dwelling located to the south-west of The Square in the Robin Hoods Bay Conservation Area which is protected by an Article 4 (2) Direction. The cottage dates to the early to mid-Eighteenth Century and a plaque with the head of John Wesley, commemorates his preaching at the property. The property is constructed of sandstone under a pantile roof and internally, retains many of its traditional, vernacular features such as its timber panelling, fireplaces and box winder staircase.

Listed Building Consent was granted in October 1999 for the repair, replacement and redesign of deteriorated windows in the rear elevation of the property.

This application seeks Listed Building Consent for the re-plastering of the internal walls in the ground floor of the property.

**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.

**Application Number: NYM/2020/0837/LB**

---

**NYMNPA Policies**

The most relevant policy contained within the North York Moors Local Plan to consider in relation to this application is Strategic Policy I (The Historic Environment).

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.

**Conclusion**

The ground floor of Wesley Cottage sits below the street level and suffers from significant damp issues. In order to address these issues this application seeks to remove the cement based render from the walls and allow them to dry out before re-plastering in a lime-rich plaster. Detailed pre-application discussions have taken place between the Building Conservation team and the applicant in order to agree the most suitable product for the development.

The Authority's Building Conservation Officer has confirmed their support for this application provided that the lime mix used within the development meets that outlined within the correspondence between the Building Conservation Officer and Applicant.

The removal of the concrete based render and re-plastering in a lime-rich plaster is considered to be of benefit to the designated heritage asset as it would assist in reducing the levels of damp within the property. As such, the application is considered to be in accordance with SPI by enhancing the historic environment and Section 16, paragraph 193 of the NPPF by conserving the Listed Building.

Following the submission of this application, the concrete render was able to be removed from the basement walls without the need to remove a section of the staircase, as was previously believed to be necessary. It is for this reason that the reinstatement of the staircase has not needed to be considered within this application. 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.