

North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2020/0944/FL

Proposal: alterations, installation of enlarged replacement dormer window to front elevation and insertion of rooflight to the rear

Location: Darnholm, The Square, Robin Hoods Bay

Applicant: B & S Electrical fao: Mr Paul Barker, 3 Brecon Close, Sothall, Sheffield, S20 2DZ

Agent: Stephen Ballinger, 415 Fulwood Road, Nether Green, Sheffield, S10 3GF

Date for Decision: 01 February 2021 **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	NA	07 December 2020
South Rear Elevations	2801.05	20 November 2020
North Front Elevations	2801.04A	25 January 2021
South-North Sections	2801.03A	25 January 2021
Second Floor Plans	2801.01A	25 January 2021
Roof Plans	2801.02A	25 January 2021
Rooflight details (RLC CR07-2)	email	25 January 2021

in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. MATS00 No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate, including samples, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof slate used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. 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.

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5. MATS00 The roof and cheeks of the dormer hereby permitted shall be clad in lead, applied in the traditional manner and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informatives

1. MISC **Development in Accordance with Listed Building consent**
INF06 Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building Consent ref.: NYM/2020/0945/LB and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.
2. MISC **Bats**
INF01 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.
3. 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.
4. 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>

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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 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 & 5. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and 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.

Consultations

Parish - Object to proposed new dormer. Current dormer should be replaced like-for-like (no increase in size).

Natural England -

Advertisement Expiry Date - 21 January 2021.



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Background

Darnholm is a characterful Grade II Listed stone under Welsh slate roof property located in the centre of Robin Hoods Bay lower village. The property fronts the street and is surrounded by similar properties forming a tightly-knit group. With the exception of a modest, modern dormer to the front elevation, the property retains much of its original character. The property is within the village conservation area which is also covered by an Article 4(2) Direction.

As originally submitted, this application sought full planning permission for the enlargement of the existing dormer to the front elevation (increasing from a single casement window to a pair of side hung casement windows) and removal of rooflight, together with the installation of a dormer window to the rear elevation.

Following negotiations, the scheme has been amended to address Officer concerns and the proposed dormer to the rear has been omitted from the scheme. The application now comprises, removal of the front facing rooflight, replacement and enlargement of front facing dormer and installation of a conservation rooflight to the rear elevation.

There is a companion application for Listed Building Consent also under consideration; ref.: NYM/2020/0945/LB

Policy Context

The relevant NYM Local Plan Policies 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).

SPC 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.

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 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.

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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.

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.

The purpose of the Article 4(2) Direction is to halt any further decline to the loss of architectural features and the dilution of the distinctive character of our Conservation Areas. Where previous harm has been caused, the Authority seeks to support applications which propose to reinstate original features.

Main Issues

The main issues are therefore considered to be whether the proposed alterations are acceptable in terms of size, scale, position and of a suitably high standard of design for the host property and also in the context of the surrounding conservation area.

There is no objection to the enlargement of the existing dormer (and removal of the rooflight) to the south elevation, as proposed. Although the scheme would result in a larger dormer, it is considered that it would be of an acceptable size for the property and would not dominate the roofscape too much. It is considered that the use of side hung casement windows would be appropriate for a dormer being of a more humble character than the vertical sliding sashes in the main house. In addition, the use of traditional lead cladding of the roof and cheeks would ensure the dormer was constructed in the local tradition. The example of next door illustrates how wider dormers which are not constructed to historical proportions can detract from the character of the building and wider conservation area.

However, the insertion of a new dormer to the rear of the property is not considered acceptable. The Authority's Building Conservation Officer has advised that although dormers are a feature of the village (as identified within the Conservation Area Appraisal), historically these appear to focus only on a single elevations, predominantly the south or west to get the most light and solar gain. To have dormers both sides of the roof would dramatically alter the profile of the roof in a way which is not consistent with preserving the fabric or special historical and architectural interest of the listed building or the character of the wider area.

The Parish Council has also objected to the insertion of an additional dormer window and expressed a preference for the existing front facing dormer to be replaced exactly like-for-like with no increase in size.

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The applicant's agent has responded positively to Officer requests and has submitted revised plans, omitting the dormer proposed to the rear of the property. Instead, it is proposed to insert a small conservation rooflight to the rear of the property in order to improve natural light provision. On the basis the existing rooflight to the front elevation is to be removed, this would not result in any net increase in rooflights. The proposed rooflight would be framed out within the rafter line and neatly between the existing retained upper and lower purlins resulting in minimal loss of fabric.

The Authority's Building Conservation Officer has advised there are no objections to the revised scheme.

The comments submitted by the Parish council have been considered and the removal of the rear dormer from the scheme is considered to address the main objection. The preference expressed by the Parish Council to replace the existing dormer without increasing its size is noted. However; in the absence of specific planning reasons to support this request and in view of the specialist advice from the Authority's Building Conservation Officer the proposal is considered acceptable. The dormer would remain as a subservient addition, smaller than the dormers in the adjacent property and similar in form and design to a number of traditional dormers in the village.

The revised scheme is considered to be of an acceptable scale and standard of design and approval is therefore 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.