

North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2020/0973/LB

Proposal: Listed Building consent for proposed party wall works to be undertaken to adjacent Bolt House

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

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

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

Date for Decision: 04/02/2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME02 **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. 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-LOCa | 10 December 2020 |
| Planning Drawing | 2020-ID-17-PL001a | 10 December 2020 |
| Proposed Roof Works | 2020-ID-17-WD003Rev A | 04 February 2021 |

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 Notwithstanding drawing number 2020-ID-17-WD003Rev A, 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.

Application Number: NYM/2020/0973/LB

6. MATS00 All pointing in the development hereby permitted shall accord with the specification approved in writing by the Local Planning Authority in drawing 2020-ID-17-WD003, which is based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry non-hydraulic quicklime: sand). The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7. MATS00 Any lead flashing should be should be imbedded in the mortar joint where possible and not into the stonework.

Informatives

1. MISCINF05 **Development in Accordance with Planning Permission**
Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission ref. NYM/2020/0860/FL 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 planning permission.
2. 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.
3. MISCINF12 **Birds**
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.

Application Number: NYM/2020/0973/LB

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>

Reasons for Conditions

1. TIME02 To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 to 6. 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.
7. 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 -

Advertisement Expiry Date - 04 February 2021.

Application Number: NYM/2020/0973/LB



Application Number: NYM/2020/0973/LB

Background

Bridge End House occupies a prominent positing in the centre of Robin Hoods Bay Conservation Area. As its name suggests, it is located adjacent 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.

Full planning permission for alterations, the construction of front and rear dormers and the reinstatement of iron railings to the boundary was granted in December 2020 (ref.: NYM/2020/0860/LF). During the determination of that application, it was identified that listed building consent was also required to obtain consent for the works to the rear dormer which would attach to the side elevation of the neighbouring listed building (The Bolts House).

This application for listed building consent seeks approval of the details of the proposed party wall works to be undertaken between Bridge End House and The Bolts House.

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) and Policy ENV11 (Historic Settlements and Built Heritage).

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.

Application Number: NYM/2020/0973/LB

Main Issues

The main issues to consider are whether the proposed works are acceptable in respect of both the host property and the adjoining grade II listed building. It is important to ensure that the works relating to the construction of the dormer to Bridge End House do not have a harmful effect on the historical fabric or special interest of The Bolts House.

The Authority's Building Conservation Officer has assessed the detail of the proposal and offered no objection in principle but sought clarification on technical details in relation to drainage/collection of roof water runoff; plaster, insulation and wall treatment, together with mortar/pointing details.

Further technical specifications have been received which are considered to adequately reflect the advice provided by the Conservation Officer. It is noted that the proposed rooflight detailed in this submission does not match that shown on the approved planning application. This matter has been brought to the attention of the architect together with concerns in respect of the proposed rooflight make/model. The architect has provided written confirmation that it is acceptable to the applicant to include a condition to agree final rooflight details as per the planning permission.

The Parish Council has not submitted any comments and no other representations have been received. There being no other comments or concerns, it is recommended that Listed Building Consent be granted subject to the above conditions.

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 areas of the application which required further information/clarification with the applicant's agent and requesting the submission of additional information 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.

