

North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2020/1009/LB

Proposal: alterations to front elevation and internal alterations to enable use of ground floor store as shop

Location: Ingleby House, King Street, Robin Hoods Bay

Applicant: Messrs R & G Hodgson, 11 Coach Road, Sleights, Whitby, YO22 5AA, North Yorkshire

Agent: BHD Partnership, fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

Date for Decision: 15 February 2021

Extended to: 19 February 2021

Director of Planning's Recommendation

That Listed Building Consent be **granted** 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 & Block Plan 2020	D11947-01A	21 December
Existing & Proposed Plan & Elevation	D11947-02F	16 February 2021
Proposed Detail Sheet	D11947-03	16 February 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. GACS07 **External Lighting - Submit Details**
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

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4. MATS00 No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
5. MATS00 All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. MATS00 No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) 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. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. 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, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
8. MATS00 All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

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Informatives

1. MISC **Development in Accordance with Planning Permission**
INF05 Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission reference NYM/2020/1006/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. 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.

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. GACS00 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
- 4 & 5. 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.
- 6 & 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.
8. MATS00 For the avoidance of doubt and in order to comply with the provisions of Policy ENV11 of the North York Moors Local Plan which seek to ensure that alterations to heritage assets do not have any unacceptable impact on the special architectural or historic interest of the building.

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Consultations

Parish -

National Amenities Society and Theatres Trust -

Advertisement Expiry Date - 04 February 2021.



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Background

Ingleby House is a substantial three-storey coursed stone under slate roof, mid-terrace property located on the eastern side of King Street on lower Robin Hoods Bay. The property adjoins the Old Post Office (now a café/shop), close to the slipway. Ingleby House also displays evidence of a previous commercial use and its front elevation is characterised by a large pair of panelled doors with a projecting timber detail above with decorative lead flashing which extends over a large multi-paned window to the side of the double doors. To the right of the frontage is a four panelled door with a large fanlight above serving the ground floor unit and to the left is another four panel door which is understood to serve the flat above.

The property is a grade II listed building and also within Robin Hoods Bay Conservation Area. The majority of neighbouring properties are also listed and a range of uses are established in this area including hospitality, retail, education, residential and holiday accommodation. Ingleby House has a varied history with previous uses including a butchers shop, flats and a laundrette.

This application seeks listed building consent for external and internal alterations in order to reinstate a retail use at ground floor. The application follows a pre-application enquiry in which the applicant provided a report outlining, to the best of their knowledge and research, previous uses and earlier designs of the historical shopfront and design of the front elevation of Ingleby House. This research has been used to inform the proposed design which seeks to reinstate a shopfront design which reflects the appearance of the property when it was used as a butchers shop. Historical photographs have been submitted in support of this. In addition to ensuring the reinstatement of lost features, the applicant includes adequate provision of access to meet the needs of all users.

The proposed development comprises the removal of the large panel doors (and their re-use within the building) and the installation of a simple plain glazed shop front with central timber mullion. The stallriser will be built of matching stone and the side fixed window is proposed to be replaced with a personnel door fitted with approximately three quarters plain glazing with a single horizontal timber panel in the lower section to match the height of the stallriser.

Officers have requested that the plain fanlight above the proposed shop door is fitted with two vertical glazing bars to match the fanlights over the existing doors either side of the shopfront and for the glazing to be set in a deep reveal. Amended plans have been received showing the detail of the glazing but the fanlight is retained as plain glazed.

There is a companion application (reference number NYM/2020/1006/FL) also under consideration, seeking full planning permission for the change of use and for the physical alterations under the restrictions of the Article 4(2) Direction

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) 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.

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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.

Main Issues

The main issues associated with this application are considered to be whether the physical alterations to the building and shopfront are appropriate and acceptable for the listed building.

Having regard to the external alterations the Authority's Building Conservation Officer has advised that although the existing arrangement is characterful and appropriate for this building and the surrounding conservation area, in view of the evidence provided which demonstrates that the building formerly had a shop front, the proposal is considered acceptable in this instance. Provided the work is carried out to a high standard, it is considered unlikely to cause harm to the special interest of the building or the character and appearance of the wider conservation area. The re-use of the existing garage doors internally is welcomed as they appear to be good of quality and condition (their design appears local to RHB) so this should add interest to the interior whilst retaining historical fabric on site.

To ensure a high quality development and that it is appropriate for the site, it is recommended that the shop glazing is set in a deep reveal from the front face of the shopfront and that the central mullion is of equal depth, in order to add depth and interest to the façade. This would reflect the character and qualities of the neighbouring historical shopfront serving The Old Post Office, next door. Officers have requested a minor amendment to the proposed design of the fanlight above the proposed shop door to include two vertical glazing bars to match the existing fanlights at the property.

The applicant's agent has submitted further detail confirming that the window will be set in a 125mm reveal and also the intermediate pilaster has been amended as it has been discovered that the masonry pillar is an integral part of the original structural support. The pilaster is therefore slightly heavier than originally proposed. The amended plans show that the large fanlight is to be retained as plain glazed. On the basis the shop front and glazed door design are of an understated plain design, it is considered that a plain fanlight is acceptable in the context of the shop front design.

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No objections have been submitted in connection with the proposal and in view of the above, the alterations proposed are considered acceptable. There being no further comments, it is recommended that listed building consent be granted.

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.