

# North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2021/0019/FL

**Proposal:** installation of replacement windows and door together with removal of fence and construction of stone wall with gate

**Location:** Selbourne House, Sunnyside, Robin Hoods Bay,

**Applicant:** Mr & Mrs Rajab  
Comber House, Dog Kennel Lane, Thornton le Dale, Pickering, YO18 7QJ

**Agent:** Peter Rayment Design Ltd  
Woodbine Cottage, Westgate, Thornton Le Dale, Pickering, YO18 7SG, N  
Yorkshire

**Date for Decision:** 10 March 2021

## Consultations

**Parish** – No objections.

**Site Notice/Advertisement Expiry Date** – 26 February 2021

**Others** –

### Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1. 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. 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		15 December 2020
Location Plan		15 December 2020
Design and Access Statement		15 December 2020
Heritage Statement		15 December 2020
Amended Plans	2036-401 B	23 February 2021

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

3. No work shall commence on the construction of the boundary wall hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used and method of pointing have been submitted to and approved in writing by the Local Planning Authority. The relevant works shall be carried out in accordance with the approved details.

4. No work shall commence to paint or stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, and any other exterior joinery fixtures. The works shall be carried out 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.
5. Trickle Vents Shall Not be incorporated into Windows  
Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

**Reason(s) for Condition(s)**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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.
3. For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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. For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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.
5. For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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.

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**Background**

Selbourne House is a prominent detached, four storey dwelling located off Tyson Row in the lower part of Robin Hoods Bay within the Conservation Area which is protected by an Article 4 (2) Direction. The property is Grade II Listed and dates from the late Eighteenth Century, constructed of herringbone tooled sandstone under a clay pantile roof with stone water tables and kneelers. Due to the rising topography of the site, the property is constructed on a split level with external access doors in the north and south elevation of the property. The south elevation of the property is recognised as the principle elevation due to its very formal, three bay appearance, central six panel door and multi-paned Georgian style windows.

Listed Building Consent was granted in September 1976 for the replacement of non-traditional, 4-light Victorian style windows in the first floor of the property with 15-light Georgian style windows and the insertion of 2 no. rooflights. The first floor windows are top hung, mock sashes and while their multi-pane appearance retains the symmetry of this Georgian property, the mock sash detail is clearly evident by their pronounced upper frames and lead canopies and detracts from the architectural and aesthetic interest of the property.

In November 1996 Listed Building Consent was granted for alterations to the lower ground floor and the reinstatement of 2 no. windows and a new door in the south elevation. The application originally sought to replace the six panel timber door with a half glazed replacement containing three over three pane glazing above a matchboard panel. However, this was felt to be inappropriate for the style and status of the property's principle elevation and was subsequently amended to a six panel door, matching the previous with the exception that the top two panels were glazed.

A number of alterations to the property were granted Listed Building Consent in February 2006 including the replacement of the roof and 1 no. rooflight, stonework and window repairs, and tanking works to the cellar. In August 2016 Listed Building Consent was granted for the insertion of a new internal partition wall, a sun tunnel with 4 no. glass pantiles and a clay vent tile.

This application now seeks planning permission for the replacement of 11 no. windows together with the removal of the boundary fence and construction of a stone wall with a gate. The application originally also sought to replace the door within the southern elevation of the property but this proposal has now been omitted.

**Main Issues**

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design), Strategic Policy I (The Historic Environment) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining

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occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

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.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things, the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.

Selbourne House forms a typical example of a local vernacular house although it is one of the larger detached properties within the Robin Hoods Bay Conservation Area with three of its elevations visible from the adjacent Public Right of Way. The majority of proposals within this application relate to the southern elevation of the property which the Building Conservation Officer has advised demonstrates a hierarchy with its variations in design, materials and detailing which is clearly linked to public prominence and visibility and is reflective of the social and cultural context at the time of building.

This application seeks to replace 3 no. vertically sliding sash windows and 3 no. top hung mock sashes with vertically sliding timber sashes on cords and weights. The panes of the replacement windows will match the arrangement of the existing and the replacement of the mock sash windows with traditionally detailed vertically sliding sashes is considered to enhance the character and appearance of the property. Amendments to the design of the windows have been agreed with the agent including the use of 22mm glazing bars and putty pointing. The development would also include the removal of the modern lead canopies above the first floor windows. 1 no. flush fitting casement window and 3 no. fixed windows will also be replaced using 14mm double glazing units and 22 mm glazing bars.

The application originally sought to replace the six panel timber door within the southern elevation with a timber stable door. Officer's felt that this design would have a negative impact on the architectural and aesthetic character of the property's very formal principle elevation and subsequently the applicant chose to omit the replacement of the southern entrance door from the application.

No objections have been raised to the replacement of the modern timber picket fence with a stone wall matching the scale, form and detail of the existing boundary wall. The applicant has confirmed that locally sourced reclaimed stone and copings will be used.

The proposed development is considered to be in accordance with SPC, SPI and CO17 as it would enhance the historic environment of the National Park whilst being sympathetic to the character of the original dwelling.

For the reasons outlined above this application is recommended for approval.

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**Pre-commencement Conditions**

Conditions 3 and 4 are pre-commencement conditions and have been agreed in writing with the applicant/agent.

**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 recommended changes to the proposal including the omission of the stable door and amendments to the glazing bar widths, so as to deliver sustainable development.