

North York Moors National Park Authority

Parish: Aislaby

App No: NYM/2021/0015/FL

Proposal: installation of 7 no. replacement timber windows

Location: 2 Egton Road, Aislaby

Applicant: Mr Patrick Brady
Little Orchard , Back Lane, Sicklinghall, LS22 4BQ

Date for Decision: 10 March 2021

Consultations

Parish –

Natural England – No objections.

Site Notice/Advertisement Expiry Date – 08 March 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		11 January 2021
Location Plan		13 January 2021
Heritage and Design and Access Statement		11 January 2021
Window drawings		11 January 2021
Elevational drawings		27 January 2021
Traditional Window Fastener		29 January 2021
Confirmation of window detail		10 February 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 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.

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Informative(s)

1 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.

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 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

Rose Cottage is a Grade II Listed cottage located within the centre of the Aislaby Conservation Area, opposite St Margaret's Church. The property is believed to date to the late Eighteenth or early Nineteenth Century and is constructed of herringbone tooled sandstone under a clay pantile roof. The property has a traditional vernacular appearance; however the windows within the property are clearly modern with non-traditional slim double glazing units, 40mm wide glazing bars and storm proof casements to the rear.

The erection of a detached garage, conservatory, front porch, insertion of replacement windows and internal alterations were all granted planning permission prior to the listing of the property in 1985. The conservatory and front porch were replaced in 2003 and 2014 respectively.

This application now seeks planning permission for replacement timber windows.

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 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.

The existing windows are not considered to contribute to the significance of Rose Cottage and as such their total replacement with more traditional units would be likely to enhance the character and appearance of the Aislaby Conservation Area.

The existing 4 no. vertically sliding timber sashes on the front (south) elevation of the property will be replaced with vertically sliding timber sashes incorporating a weights, cord and pulley system and the 2 no. stormproof casements within the property will be replaced with flush fitting, side hung timber casements. While traditional windows normally incorporate glazing bars of between 18-22mm the use of 26mm is considered acceptable in this

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instance due to the poor constructional details of the existing windows which incorporate 40mm glazing bars and are a particularly discordant feature. The applicant has confirmed that a traditional window fastener will be used on the casement windows.

As the proposed development would enhance the character and appearance of the Aislaby Conservation Area, it is considered to be in accordance with SPC, SPI and CO17.

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 recommended changes to the proposal including the use of a traditional window fastener, so as to deliver sustainable development.