

North York Moors National Park Authority

Parish: Fylingdales
Parish: Fylingdales and Hawsker-cum-Stainsacre

App No: NYM/2021/0034/LB

Proposal: Listed Building consent for internal and external alterations including installation of flue, additional external soil pipe and replacement rainwater goods

Location: Old School House, Thorpe Green Bank, Fylingthorpe,

Applicant: Mr James Donaldson
Old School House, Thorpe Green Bank, Fylingthorpe, Whitby, YO22 4TU

Agent: A L Turner + Associates
1 Loring Road, Ravenscar, Scarborough, YO13 0LY

Date for Decision: 24 March 2021

Extended to:

Consultations

Fylingdales Parish Council – No objections. Please could construction work/traffic not obstruct the bus stop on Thorpe Bank.

Harwood Dale Parish Council – No comment.

Hawsker-cum-Stainsacre Parish Council – 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 - Listed Building
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 Strict Accordance With the Plans/Specifications or Minor Variations
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- 3 Pointing - New Development - Bespoke Mix
All pointing in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority, which includes mortar mix (based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry nonhydraulic quicklime: sand), method of application, finish and may include a sample area if so required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 4 No work shall commence on the installation or replacement plasterwork, limewash/paint finishes and insulation in the development hereby permitted until a specification of the

proposed materials has been submitted to an approved in writing by the Local Planning Authority. This specification should include a traditional lime mix, method of application, finish, details of function and may include a sample area if so required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

- 5 No work shall commence on the installation of ventilation to the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Informative(s)

- 1 Should a historic fireplace be found behind the boarding during the installation of the wood burning stove, then this should be retained in situ. Please note that the removal of a historic fireplace would require further Listed Building Consent and is unlikely to be supported.

Reason(s) for Condition(s)

- 1 To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 In order to comply with NYM Strategic Policy I which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.
- 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 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.

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Background

The Old School House occupies a corner plot to the west of the Fylingthorpe Conservation Area which is protected by an Article 4 (2) Direction. The property, which is a former school house, is Grade II Listed and dates from the late Nineteenth Century. The property is constructed of finely herringbone-tooled coursed sandstone with ashlar dressings under a Welsh slate roof with stone copings and stack.

The building sits within a prominent location at the head of Thorpe Green Bank and has a neo-Gothic appearance with a hexagonal spirelet in the centre of the property's front elevation and stone mullioned windows below tre-foil heads in the first floor and shouldered heads on the ground floor. There is no planning history for the site and the building is therefore one of the better preserved properties within the National Park, although it is in need of refurbishment due to having been neglected for some time.

This application seeks Listed Building Consent for a number of internal and external alterations including the installation of a flue, additional external soil pipe and replacement rainwater goods.

Main Issues**Statutory Duties**

Section 16, paragraph 193 of the National Planning Policy Framework 2019 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 16, paragraph 194 of the National Planning Policy Framework 2019 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Authority has a statutory duty to protect Listed Buildings within the Park as they form part of the significance of the built and cultural heritage of the North York Moors. These buildings represent a significant part of the history and culture of the National Park and their considerable importance, once lost, cannot be replaced.

The Authority has a general duty in respect of listed buildings in its exercising of planning functions as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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NYMNPA Policies

The most relevant policy contained within the North York Moors Local Plan to consider in relation to this application is Strategic Policy I (Historic Environment).

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.

Conclusion

The Authority's Building Conservation Officer has expressed their support for the application which they judge to be an exemplar approach to the treatment of listed buildings in which alterations to the property are limited and will be mitigated to a satisfactory extent.

The proposals seek to replace modern alterations to the property in more traditional materials including the replacement of plastic pipework with cast iron alternatives, panel radiators with cast iron and plastic light switch and power outlet covers with brass fittings. The development would also include the installation of a new cast iron soil and vent pipe on the rear (north) elevation of the property and a black metal boiler flue with a diameter of approximately 80mm which would project 200mm from the external side (west) wall of the property. The applicant has indicated that internal re-plastering may also be required and it is therefore recommended that the specification of the plaster mix is dealt with via a pre-commencement condition. Finally, a vent roof tile will be inserted in the rear of the spirelet to serve the mechanical extractor fan in the first floor shower room. The design of the roof tile will be managed through a pre-commencement condition, although it is unlikely that the vent will be visible from the street.

Overall, this application is considered to represent a sympathetic approach to the refurbishment of a long-neglected Grade II Listed property that forms an important part of the built heritage within the Fylingthorpe Conservation Area and North York Moors National Park. The historic and aesthetic significance of the property would be preserved, whilst the replacement of plastic materials with more appropriate alternatives is considered to be an enhancement.

As the proposed development would enhance the character and appearance of the Listed Building, it is considered to be in accordance with SPI and Section 16 of the NPPF.

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

Pre-commencement Conditions

Conditions 4 and 5 are pre-commencement conditions and have been agreed in writing with the applicant/agent.

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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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.