

# North York Moors National Park Authority

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Parish: Fylingdales

App No: NYM/2021/0055/LB

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**Proposal:** Listed Building consent for installation of replacement meter box

**Location:** 9 Bloomswell, Robin Hoods Bay

**Applicant:** Mrs Christina Moverley  
Home Farm , Brandsby Road, Crayke, YO61 4TS

**Date for Decision:** 07 April 2021                      **Extended to:**

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## Consultations

**Parish** – No objections.

**Site Notice/Advertisement Expiry Date** – 22 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. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix (based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry nonhydraulic quicklime: sand). The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

### 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.

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**Background**

9 Bloomswell is the end property in a terrace of 9 no. Grade II listed dwellings. The property dates to the early to mid- Nineteenth Century and is constructed of brick beneath an incised render with a pantile roof. The property lies within the Robin Hood's Bay Conservation Area which is protected by an Article 4 (2) Direction. The building is of national significance as a designated asset and the wider Conservation Area also forms a designated heritage asset.

The property has seen some alteration including the installation of 2-pane vertically sliding timber sash windows to the ground and first floor. Whilst these windows are not original to the building, they are high quality sashes which contribute to the history and significance of the property. The front door is the original 3 fancy panel door as stated in the National Listing description with its original door surround/canopy.

Planning permission and Listed Building Consent were granted in April 2020 for external works including the replacement of the third floor window on the property's front elevation and the replacement of the rear door along with internal works including the erection of a stud wall and new doorway, alterations to the staircase on the first floor and the re-introduction of an internal porch on the ground floor.

This application now seeks Listed Building Consent for the installation of a replacement meter box on the exterior of the property's rear elevation.

**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.

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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.

**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 significance of Kent House derives from its traditional construction and detailing, modest form and its architectural style when read with the remainder of the terrace. The Authority's Building Conservation team have confirmed that they have no objections to the proposal provided any making good is completed in a lime mortar.

During the Case Officer's visit to the site, it was clear that the replacement meter box had already been installed. The box is located in the same position as the previous unit and is white coloured to match the white painted render on the rear of the property. The box is considered to be of an appropriate size and design to ensure that it has no additional impact upon the character and appearance of the Listed Building or the surrounding Conservation Area and therefore accords with SPI.

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