

Design And Access/Heritage Statement
For
Proposed Replacement Windows and Doors
At
Raincliffe Barn, Throxenby,
Scarborough

Victoria Wharton BA Hons CAP

1.Application Site

The site lies to the North of Scarborough, Newby and East Ayton. It is closely located to the A170 Pickering to Scarborough road. It is situated within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site consists of a semi-detached barn conversion set within a large garden mainly laid to lawns, with a small shed within the garden. The dwelling is constructed from stone with a red clay pantile roof. There is parking situated to the side of the property.

The proposal is to replace the existing timber doors and some windows with uPVC/composite doors and windows.

2. Planning History

Relevant planning history for the application site is considered to comprise the following application as recorded on the Local Planning Authority online planning database:

NYM/2011/0299/FL- erection of garden shed- Approved with Conditions

NYM/2008/0357/LB- listed building consent for revisions to doors, windows and internal layout to NYM/2004/0397/LB- Listed Building Consent Granted

NYM/2008/0356/FL- change of use and alterations to farm buildings to create a dwelling with associated workspace (revised scheme to NYM4/018/3010B/Pa to regularise development as built)- Approved with Condition

The Barn was approved for conversion in 2008 with some minor amendments to this application. A shed was approved in 2011 to provide storage for garden tools etc.

3. Description of the Development

The application seeks to secure Householder Planning Consent for works to a listed building, to replace timber doors and two windows.

Consultation with North York Moors National Park Planning Authority has not been undertaken.

The existing timber doors to the front are rotten in places and have already been repaired in the past. The other doors have sills set at ground level and therefore water is leaking into the rooms beyond and causing the doors to deteriorate quicker than would be expected. The two windows to the annexe accommodation are to be replaced with a single opening pane of glass rather than the existing configuration.

4. Planning Policy

The North York Moors National Park Authority Local Plan which was adopted in July 2020 outlines the requirements planning applications need to fulfil in order to be approved.

Strategic Policy A states that:

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

- 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*
- 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;*
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;*
- c) Protects or enhances natural capital and the ecosystem services they provide;*
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; 38 North York Moors National Park Authority Local Plan July 2020 18The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act*
- e) Builds resilience to climate change through adaptation to and mitigation of its effects;*
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and*
- g) Does not reduce the quality of soil, air and water in and around the National Park.*

The proposal accords with the above policy in that it provides the applicant with new doors and windows which are fit for purpose and therefore will protect the listed building from deterioration, building resilience to climate change and protecting the building.

Policy CO17

The above policy states that: - Householder Development Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:

1. 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;140 North York Moors National Park Authority Local Plan July 2020
2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling;
- and 3. The development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

- a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension;

and b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

The proposal is mainly concerned with part b) of this policy. The proposal is to replace the doors with the same style of door as exists however change the materials to more modern materials to improve the longevity of the doors and the energy efficiency of the building. Although the materials are not traditional the style will be, therefore when viewed from across the fields it will appear the same.

Supplementary Planning Document Design Guide, Part 2: Extensions and Alterations to Dwellings

With regard to the above document, specifically Sections 4.2 Windows and 4.3 Doors, it is recommended to use more traditional style and materials for both windows and doors. As already discussed, the materials are not the traditional materials that the National Park would normally allow however we feel if the style is to remain the same the impact on the overall scheme will be minimal in terms of appearance. The modern materials would provide a water tight home with improved energy efficiency and for these reasons we feel replacing them with timber would be detrimental to the property.

Also composite doors and uPVC windows now have a timber look finish to help them blend into an older property. With regard to the large patio doors, these could be recessed further into the building as they are currently set approx. 50mm back from the face of the stone. If they were set in 100mm or even 150mm the overall impact would

be reduced greatly, the appearance from a distance would be more like a barn opening than it is currently.

5.Site access

Access to the site will be from the via the current access. There are no proposed changes to this.

6.Conclusions

The application seeks Householder planning permission for works to a Listed Building for replacement doors and 2no. windows. At Raincliffe Barn, Throxenby, Scarborough.

The proposal has been considered alongside relevant planning policies and guidance. It has been demonstrated that the proposal is in accordance with policies contained within the North York Moors National Park Authority Local Plan Document, Supplementary Guidance and the NPPF.

We feel the proposal is sympathetic to both the host site and the surrounding area.

The proposal allows the applicant to have a dry home with improved energy efficiency.

It is therefore respectfully requested that, for the reasons outlined in this statement, this planning application is granted.

From:
To: [Planning](#)
Subject: Re: Planning Application for Raincliffe Barn, Throxenby
Date: 04 May 2021 11:59:18
Attachments: [D and A Statement Brockway.docx](#)
[SWC-Composite-Doors.pdf](#)
[0.jpg](#)

Hi,

You should have received the fee from Andrew Brockway (the Applicant). I've also attached the design and access/heritage statement below and a brochure from the window company. Also this link maybe helpful for a bit more detail [Rustique Frames \(swctradeframes.co.uk\)](http://swctradeframes.co.uk)

Kind Regards
Victoria Wharton

On Tuesday, 4 May 2021, 10:50:39 BST, Planning <planning@northyorkmoors.org.uk> wrote:

Dear Vicky

Thank you for your email and attached application. I can confirm the application number is NYM/2021/0348/NEW.

Many Thanks

Caroline

From: Victoria Wharton
Sent: 30 April 2021 11:27
To: Planning <planning@northyorkmoors.org.uk>
Subject: Planning Application for Raincliffe Barn, Throxenby

Dear Sir/Madam,

Please find attached application for Raincliffe Barn, Throxenby.

Please can you send me the app no. so we can pay the fee.

Thanks

Vicky

