

# North York Moors National Park Authority

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Parish: Fylingdales

App No:  
NYM/2021/0159/FLNYM/2021/0159/FL

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**Proposal:** installation of 4 no. replacement timber windows and 1 no. replacement timber door to front elevation

**Location:** The Studio, Tommy Baxter Street, Robin Hoods Bay

**Applicant:** Mrs Tracey Woodroffe  
29 Pilkington Avenue, Sutton Coldfield, Birmingham, B72 1LA

**Date for Decision:** 14 May 2021                      **Extended to:**

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## Consultations

**Parish** – No objections to the replacement windows but would rather see a like for like replacement of the door so it has four panels and not the three proposed.

**Natural England** – No objections.

**Site Notice/Advertisement Expiry Date** – 29 April 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		04 March 2021
Location Plan		19 March 2021
Proposed plans		04 March 2021
Heritage Statement		15 March 2021
Confirmation of paint colour		04 May 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 Vertical Sliding Sashes  
All new windows shall be of vertical sliding sash design of timber construction and be painted within six months of the date of installation and shall be maintained in that condition in perpetuity.
- 4 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.

5 Doors - Timber

All new external doors and door frames shall be of timber construction and be painted within six months of the date of installation and shall be maintained in that condition in perpetuity 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 the appearance of the development is 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**

The Studio is a three storey stone and pantile dwelling located at the end of Tommy Baxter Street, within the Robin Hoods Bay Conservation Area which is protected by an Article 4 (2) Direction. Planning permission was granted in 1980 for the rebuilding of the property which at the time was a small single storey timber building. The property was extended to three storeys following the granting of planning permission in 2002.

The property's front elevation currently contains 4 no. timber windows, two of which are vertically sliding sashes with the other two being non-traditional stormproof casements. A six panel timber front door sits below a dual pitched timber canopy. Unauthorised uPVC windows sit within the rear (east) and side (south) elevations of the property and were subject to an Enforcement Notice in 2017.

This application relates to the 4 no. timber windows within the property's front elevation and seeks to replace them with traditional timber vertically sliding sashes.

**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 Authority's Building Conservation team have confirmed that the majority of the existing windows are poorly detailed and as such their replacement with more authentic sashes would provide an enhancement to the Robin Hoods Bay Conservation Area.

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The application proposes to replace all 4 no. timber windows within the front (west) elevation of the property with 2 over 4 pane vertically sliding timber sashes, replicating the design of the existing vertically sliding sashes within the property. The existing six panel front door would be replaced with a traditional four panel timber front door with bolection moulding. The Parish Council raised concerns about replacing a four panel door with a three panel door, however these comments do not appear to relate to this application. The proposed replacement windows would incorporate heritage slim-line double glazing units and structural glazing bars with a width of 20mm. The applicant has confirmed that the windows would be finished in white paint and the front door in a muted grey/green. As such, the proposed windows and doors would utilise traditional designs and materials which reflect the character of the neighbouring listed buildings and surrounding Conservation Area.

As the proposed development would enhance the character and appearance of the Robin Hoods Bay 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.