

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0271/FL

Development description

installation of replacement windows

Site address

Bracken View, High Street, Egton

Parish

Egton

Case officer

Miss Kelsey Blain

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	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	PLAN02	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	MATS54	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

Document title

		otherwise agreed in writing with the Local Planning Authority.
4	MATS00	Projecting cills 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	MATS00	Sash horns 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.
6	MATS00	All new glazing bars in the development hereby approved shall have a width of 22mm and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN01	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	MATS02	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	MATS02	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	MATS02	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.

6	MATS02	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.
---	--------	--

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p>Bats</p> <p>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.</p>

Consultation responses

Parish

No objections.

Third party responses

Mr Christopher Sismey of Homestead Cottage, High Street, Egton, Whitby, North Yorkshire, YO21 1TZ

No objections.

Publicity expiry

Advertisement/site notice expiry date: 10 June 2021



Background

Bracken View is a semi-detached stone and pantile dwelling located in the centre of the Egton Conservation Area which is protected by an Article 4 (2) Direction. The property was constructed along with two other dwellings following the granting of planning permission in 2001. However, various pre-commencement conditions attached to this decision notice were never discharged, rendering the consent invalid. As such, planning permission for the retention of the dwellings as built was subsequently granted in 2005.

Condition 8 of the 2005 decision notice removed domestic permitted development rights from the properties and Condition 5 required that all window frames, glazing bars and external door frames be of timber construction, white painted and thereafter be so maintained.

This application seeks planning permission to replace the existing timber mock sash windows with uPVC vertically sliding sash 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 be particularly characterful or well detailed being of mock sash design. While some concerns were raised to the loss of a traditional material within the Conservation Area, as the existing property is a modern dwelling with non-traditional windows, the use of traditionally designed vertically sliding sash units is considered to be an acceptable enhancement to justify the use of uPVC within the Conservation Area in this instance. The applicant has confirmed that no sash horns, integral cills or trickle vents will be included in the design of the windows and that the units will utilise the more traditional mechanical (square) joints and use 22mm glazing bars.

While the Authority would prefer the use of traditional materials within a Conservation Area, as the proposed windows would replace non-traditional windows within a modern property and would utilise traditional designs and detailing they are considered to accord with SPC, SPI and Policy 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.