

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0493/LB

**Development description:** Listed Building consent for installation of replacement windows and dormer windows

**Site address:** Madora, Belmont Place, Robin Hoods Bay

**Parish:** Fylingdales

**Case officer:** Miss Kelsey Blain

**Applicant:** Phil Webster  
Madora, Belmont Place, Robin Hoods Bay, YO22 4RU

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text																		
1	TIME02	<p>Standard Three Year Commencement Date - Listed Building</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>																		
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Application Form</td> <td></td> <td>23 June 2021</td> </tr> <tr> <td>Location Plan</td> <td></td> <td>23 June 2021</td> </tr> <tr> <td>Design and Access Statement</td> <td></td> <td>23 June 2021</td> </tr> <tr> <td>Heritage Statement</td> <td></td> <td>23 June 2021</td> </tr> <tr> <td>Amended Window Details</td> <td></td> <td>25 August 2021</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Application Form		23 June 2021	Location Plan		23 June 2021	Design and Access Statement		23 June 2021	Heritage Statement		23 June 2021	Amended Window Details		25 August 2021
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3	MATS54	<p>Trickle Vents Shall Not be incorporated into Windows</p> <p>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.</p>																		
4	MATS00	<p>The consent hereby granted relates to the replacement of the windows identified in the applicant's email to the Authority dated 25 August 2021. No work shall commence on the replacement of any other windows (and glazing if included) without the prior written agreement of the Local Planning Authority.</p>																		

### Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.

### 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.

### Natural England

No objections.

## Third party responses

None.

## Publicity expiry

Advertisement/site notice expiry date: 10 August 2021

Photo showing the front elevation of Madora, Belmont Place, Robin Hoods Bay.



## Background

Madora is an end of terrace, three storey stone and pantile dwelling. The property is Grade II Listed and located within the Robin Hoods Bay Conservation Area which is protected by an Article 4 (2) Direction. The property has retained a number of historic features including the original front door and surround. Four pane, white painted timber vertically sliding sashes sit within the front elevation with a less characterful casement window within the dormer window.

This application seeks Listed Building Consent for the repair and replacement of the windows within the property.

## Main issues

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

This application accords with the Authority's pre-application advice and a conservation-led approach to retaining historic fabric where possible. The selective replacement of windows that are considered to be beyond repair is therefore supported, although it is acknowledged that the true condition of the windows may not be clear until works have commenced. The applicant has confirmed that the ground floor front and rear windows will be replaced, along with the second floor front window and has agreed to submit an application to discharge condition 4 of this approval should further windows require replacement.

The application originally proposed to replace the dormer window with a side hung casement to match the existing. However, the Authority's Building Conservation team advised that an enhanced design would usually be required to mitigate the introduction of slim-line double glazing. As such the design of the window was amended to a mock Yorkshire sash casement window. This will retain the pair of opening casements but as one sash sits behind the other, to give the appearance of a Yorkshire sash, it will result in a much slimmer central mullion.

Slim-line double glazing will only be installed within the dormer window. The existing glazing will be retained and re-used where possible within all other windows. Any replacement glazing will be single glazed.

The development is considered to accord with SPI by conserving the character and appearance of the property and surrounding Conservation Area by using traditional materials and replicating the historic design of the existing windows.

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

### Pre-commencement conditions

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

### 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 recommended changes to the proposal including the use of a mock Yorkshire sash within the dormer window, so as to deliver sustainable development.