

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0586/FL

Development description: installation of replacement windows

Site address: 6 Forge Cottages, Lealholm,

Parish: Glaisdale

Case officer: Miss Kelsey Blain

Applicant: Mr Lawrence Peirson, 6 Forge Cottages , Lealholm, Whitby, YO21 2AQ,

Agent:

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>
2	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3	MATS44	<p>Windows - Specify Details of Colour/Finish</p> <p>All new window frames in the development hereby approved shall be coloured white and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
4	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>

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 Core Policy A and NYM Development Policy 3 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.

Consultation responses

Parish

No comments received.

Third party responses

None.

Publicity expiry

Advertisement/site notice expiry date: 08 September 2021

Photo showing front elevation of 6 and 7 Forge Cottages, Lealholm.



Background

6 Forge Cottages is a modern end of terrace property located in the centre of the Lealholm Conservation Area which is protected by an Article 4 (2) Direction. Planning permission for the construction of the property along with 7 no. other dwellings was granted in 1984. The property is constructed of stone and pantile with timber stormproof casement windows and a timber boarded door.

A single storey rear extension was constructed in 2006 under permitted development rights.

This application seeks planning permission to replace the timber windows and door within the property's front elevation with uPVC units.

Main issues

The most relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design of the Development), 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 that reflect and complement the architectural character and form of the original building. Strategic Policy C also supports the use of sustainable design and construction techniques which minimise waste and energy use.

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, the special qualities of the National Park and will be permitted where among other things, the form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape.

This is a modern property with modern features including stormproof casement windows and fascia boarding. Planning permission was granted in 2015 to install uPVC windows and doors into the adjoining property.

The Authority's Building Conservation team has been consulted on this application and has advised that the Article 4 Direction seeks to halt the loss of traditional fenestration and detailing, however, if uPVC units are considered acceptable in this instance due to previous approvals, then a better detailed uPVC window which replicated traditional features would be an acceptable option. Amendments were requested for the use of heritage uPVC units, however the applicant did not wish to adopt these.

As the existing dwelling is a modern property with a number of modern features and the proposed units would match those granted planning permission at 7 Forge Cottages, it was not felt to be reasonable to insist upon amendments in this instance. The proposed fenestration would match the form, material and design of the windows and doors found in neighbouring properties and would not detract significantly from the architectural character of this modern property, nor would it have any additional negative impact upon the character and appearance of the Conservation Area. As such, this application is considered to accord with Strategic Policy C, Strategic Policy I 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.