

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0626/LB

**Development description:** Listed Building consent for demolition of existing side extension, alterations to existing building and construction of glazed link and two storey extension to provide function room and owners accommodation

**Site address:** The Wilson Arms, Beacon Way, Sneaton

**Parish:** Sneaton

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr & Mrs Bentley

The Wilson Arms, Beacon Way, Sneaton, Whitby, YO22 5HS

**Agent:** Fox Architecture and Design

fao: Catherine Brotherton, Fox Cottage, Whitley Road, Whitley, Dewsbury, WF12 0LU

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text															
1	TIME02	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.															
2	PLAN00	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed ground floor layout</td><td>2059/113B</td><td>5/08/2021</td></tr><tr><td>Proposed first floor layout</td><td>2059/114C</td><td>5/08/2021</td></tr><tr><td>Proposed elevations 1</td><td>2059/111C</td><td>5/08/2021</td></tr><tr><td>Proposed elevations 2</td><td>2059/112C</td><td>5/08/2021</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	Proposed ground floor layout	2059/113B	5/08/2021	Proposed first floor layout	2059/114C	5/08/2021	Proposed elevations 1	2059/111C	5/08/2021	Proposed elevations 2	2059/112C	5/08/2021
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3	MATS00	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local															

		Planning Authority
4	MATS06	No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.
5	MATS00	No work shall commence on the installation or removal of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors/ windows and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All doors/windows shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6	MATS00	The external face of the frame to all new windows shall be set in a reveal or match the existing building or a minimum of 60mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS00	No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority

8	MATS00	The details of any new lintels and cills together with any replacement lintels and cills, shall be submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details hereby approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. 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.
9	MATS00	No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be flush fitting and fixed or top-hung metal conservation style and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10	MATS00	All pipework/cabling and other services related to the internal accommodation is to be located internally unless agreed in writing with the Local Planning Authority
11	MATS00	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12	MATS00	All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**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	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to

		conserve and enhance the special qualities of the National Park.
3-5	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6-12	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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><b>Bats</b></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>
2	MISCINF12	<p><b>Birds</b></p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England  <a href="http://www.naturalengland.org.uk/ourwork/regulation/wildlife/s">http://www.naturalengland.org.uk/ourwork/regulation/wildlife/s</a></p>

		<p>pecies/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at <a href="http://www.rspb.org.uk/images/WBATL_tcm9-132998.pdf">www.rspb.org.uk/images/WBATL_tcm9-132998.pdf</a>.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or <a href="mailto:conservation@northyorkmoors.org.uk">conservation@northyorkmoors.org.uk</a>.</p>
3	INFO0	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; <a href="https://www.swift-conservation.org/">https://www.swift-conservation.org/</a> with additional swift box ideas from Action for Swifts; <a href="http://actionforswifts.blogspot.com/search/label/nestbox%20design">http://actionforswifts.blogspot.com/search/label/nestbox%20design</a></p>
4	MISCINF05	<p>Development in Accordance with Planning Permission</p> <p>Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.</p>

### Consultation responses

#### Parish

No objections

#### Historic England

No comments

#### Ancient Monuments Society

No comments

#### Third party responses

None

Publicity expiry

Advertisement expiry date 23 September 2021

Front elevation of the Wilson Arms (photo from supporting statement)



Rear elevation of Wilson Arms from car park (officer photo)



## Background

The Wilson Arms Public House is located at the far eastern end of Beacon Way, the main village street of Sneaton.

The site itself comprises the Wilson Arms Public House, which is a Grade II Listed Building, with a large, unattractive flat roof side extension which provides a function room facility and manager's family accommodation, with a large car park area to side and rear, a private garden to the north, and a small paddock to the north-east. The site is not within a Conservation Area.

This application seeks listed building consent to demolish the flat roof side extension and replace it with two storey side extension to provide the appearance of a traditional but subservient building joined to the historic building via a glazed link.

The extension would be constructed of stone and pantile to match the host building with white painted timber windows.

In terms of floor layout, at ground floor a much improved function room would be created along with owner's kitchen and utility and at first floor would be further owners accommodation in the form of 3 bedrooms, bathroom, ensuite, sitting room and office.

The application is accompanied by a listed building application and follows from

## Main issues

### Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

Policy ENV11 – Historic Settlements and Built Heritage - This policy seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance.

### Material Considerations

The existing extension to the side of the public house provides very poor quality managers accommodation and a poor quality function room, it also detracts significantly from the historic character of the Grade II Listed host building.

The proposed replacement extension would be of much higher quality design and materials and would better reflect the character of the host building.

Although quite a large extension there is clear and convincing justification for an extension this size and given the quality of the current extension it will be an enhancement to the building a whole.

The development would be in accordance with all the above policies and consequently approval is recommended.

### Pre-commencement conditions

N/A

### Explanation of how the Authority has worked positively with the applicant/agent

Approval (No Amendments Required)

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.