

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0660/FL

Development description: installation of replacement timber double glazed window to dormer

Site address: Green Bank House, Fisherhead, Robin Hoods Bay,

Parish: Fylingdales

Case officer: Miss Lucy Gibson

Applicant: Mr Gavin McDonald
Green Bank House , Fisherhead, Robin Hoods Bay, Whitby, YO22 4ST

Agent:

Director of Planning's Recommendation

Approval subject to the following:

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	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> <tbody> <tr> <td>Document Description</td> <td>Date Received</td> </tr> <tr> <td>Application form</td> <td>23 August 2021</td> </tr> <tr> <td>Location plan</td> <td>23 August 2021</td> </tr> <tr> <td>Design and access statement</td> <td>23 August 2021</td> </tr> <tr> <td>Heritage statement</td> <td>23 August 2021</td> </tr> <tr> <td>Further details for window dimensions</td> <td>22 September 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	Date Received	Application form	23 August 2021	Location plan	23 August 2021	Design and access statement	23 August 2021	Heritage statement	23 August 2021	Further details for window dimensions	22 September 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>												

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.
1	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.
1	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	MISCINFO1	<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

Highways

None received

Third party responses

None

Publicity expiry

Site notice expiry date – 01 October 2021

Photo showing the front elevation, side aspect of Green Bank House, Robin Hoods Bay.



Photo showing the front elevation of Green Bank House, Robin Hoods Bay.



Background

Green Bank House is a Grade II listed, Eighteenth Century terrace house. The property is rendered and constructed over two storeys with a dormer in the roof. Green Bank house has been characterised by the Authority's Conservation Officer as an excellent example of this type of property and retains many traditional features including an internal box winder stair and timber boarding/panelling.

Listed building consent was granted in December 2002 for alterations to the property including the reconstruction of an internal stair and the insertion of extractor fans.

Listed building consent was also granted in April 2020 for internal alterations and the installation of replacement rear window and external waste/soil pipes.

This application seeks planning permission for the installation of replacement timber double glazed window to the dormer on the principle elevation.

Main issues

Local Plan

The most 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, 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 and the scale, height, massing and form are 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.

Material Considerations

The existing dormer window is not considered to contribute to the significance of Green Bank House and as such its total replacement with more traditional units would be likely to enhance character and appearance of the Robin Hoods Bay Conservation Area.

The existing dormer window is located in the loft room of the property on the principle elevation. The existing dormer is of a timber construction and is in a modern style, of which does not match the more traditional windows in the property and the character of wider street scene.

The dormer will be replaced with a window of a traditional Yorkshire Sliding Sash style in timber construction, with slim line double glazing. The dimensions of which have been approved by the Authority's Building Conservation team.

The development is considered to accord with SPC and 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 and local vernacular. The proposals will be sympathetic to the character and form of the original dwelling and therefore accords with Policy C017.

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

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.