

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0612/FL

**Development description:** proposed replacement roof tiles together with alterations to fenestration

**Site address:** Public Conveniences, New Road, Robin Hoods Bay,

**Parish:** Fylingdales

**Case officer:** Miss Lucy Gibson

**Applicant:** Scarborough Borough Council  
Town Hall, Scarborough, YO11 2HG,

**Agent:** Mick Paxton Architects Ltd  
Studio 302, Woodend Creative Centre, The Crescent, Scarborough, YO11 2PW

## Director of Planning's Recommendation

Approval subject to the following:

### Conditions

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 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>02 August 2021</td> </tr> <tr> <td>Location Plan</td> <td></td> <td>02 August 2021</td> </tr> <tr> <td>Existing and Proposed Plans</td> <td>18.04-01</td> <td>02 August 2021</td> </tr> <tr> <td>Heritage Statement</td> <td></td> <td>02 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	Document No.	Date Received	Application Form		02 August 2021	Location Plan		02 August 2021	Existing and Proposed Plans	18.04-01	02 August 2021	Heritage Statement		02 September 2021
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Heritage Statement		02 September 2021															
3	MATS13	<p>Roof Tiles to Match Existing</p> <p>The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building and thereafter be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>															
4	MATS72	<p>Black Coloured Rainwater Goods</p> <p>The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>															
5	MATS00	<p>All new Louvres used in the development shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local</p>															

		Planning Authority.
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### Reasons for conditions

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	MATS01	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 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.
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.

### Informatives

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</p>

		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.
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### Consultation responses

#### Parish

No objections

#### Natural England

Insert

#### Third party responses

None received

#### Publicity expiry

Advertisement/site notice expiry date- 26 October 2021



This photograph shows the shelter and canopy of the Public Conveniences.



This photograph shows the north elevation roof pitch of the Public Conveniences.

## Background

The Public Conveniences are a single storey detached stone building located in the centre of the Robin Hoods Bay Conservation Area which is protected by an Article 4 (2) Direction.

Originally built as a lifeboat station in the late Victorian era, the building has a pitched tile roof, 20th century timber framed windows and open shelter with seating facing out towards the sea. The walls to the canopy of the shelter are rendered and the canopy is constructed from wood. The rainwater goods are mainly cast iron but there are some modern uPVC replacements. The site has operated as a public conveniences for many decades and is comprised of male, female and accessible toilets with separate entrances.

Planning permission was granted in 2008 for the creation of a disabled WC within the existing toilet block. This involved the demolition of an external dividing wall the insertion of a new external door and the internal alterations to allow the separation of the disabled toilet.

This applications seeks planning permission for the replacement of the roof tiles and alterations to the fenestration through the installation of louvres.

## Main issues

### Local Plan

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 Strategic Policy L (Community Facilities).

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 sustainable design and construction techniques are incorporated.

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 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.

Strategic policy L states that community facilities are essential as they help small communities to survive, especially for those who face long journeys to reach alternative facilities. Therefore their maintenance will be supported.

## Material Considerations

The proposed alterations comprise like for like replacement roof tiles, louvres fitted to every window to improve ventilation, the replacement of defective cast iron down pipes, soil vent pipes and the replacement of uPVC guttering. The Authority's Building Conservation Team have confirmed that the proposed alterations are minor and would improve the appearance of the building which is sited in a highly prominent location in the Robin Hoods Bay Conservation Area, therefore no objections have been submitted.

However on the advice of the Building Conservation team it has been requested that the details of the proposed roof tiles are submitted. There has been no response to this request, therefore a condition has been applied that these match the existing tiles.

The proposed alterations utilise traditional materials and will enhance the appearance of the building, contributing further to the distinctive character of the Robin Hoods Bay Conservation Area. The proposals will also ensure the maintenance of an essential community facility. As such the proposals are considered to accord with SPC, SPI and SPL.

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.