

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0991/LB

Development description: Listed Building consent for alterations to existing lift shaft, landing areas and plant room to form store rooms at lower ground level and ground level

Site address: The Woodlands, Sleights

Parish: Aislaby

Case officer: Miss Megan O'Mara

Applicant: The Directors

c/o Abel Property Services, Unit G4, St Hilda's Business Centre, The Ropery, Whitby, YO22 4ET

Agent: BHD Partnership

fao: Tim Harrison, Airy Hill Manor , Waterstead Lane, Whitby, YO21 1QB

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard Three Year Commencement Date The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	Strict Accordance With the Plans/Specifications or Minor Variations 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.
3	MATS00	No new joinery and ironmongery shall be installed in the development hereby permitted until details of any new joinery and ironmongery have been submitted to and approved in writing by the Local Planning Authority. The new joinery and ironmongery shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4	MATS00	No repointing or plastering shall take place until details of the proposed lime mortar mix have been submitted to and agreed in writing by the Local Planning Authority.

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	PLAN00	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	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Policy ENV11 which seeks to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

4	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Policy ENV11 which seeks to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
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Consultation responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 27 January 2022

Background

The Woodlands is a Grade II* Listed Building located in the valley south of Aislaby on the north bank of the River Esk. The former Woodland Hall stands proud on top of a hillside, commanding views to the south and east towards the river Esk and the village of Sleights. With its origins dating back to the eighteenth century, the building would be subject to subsequent extensions and alterations which saw the building converted into a school, nursing home and later in 1999 subdivided in to private apartments, a use that still remains.

There have been numerous applications since the property was subdivided for various internal and external alterations. This application seek Listed Building Consent for alterations to an existing lift shaft, landing areas and a plant room to form store rooms at lower ground level and ground level.

Main issues

Local Plan Policies

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy 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. 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 relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

Discussion

Due to the listed status of the building, the Authority's Building Conservation team were consulted for their comments on the application. The Building Conservation Officer had no objections to the proposed works but requested that conditions were applied in regard to the proposed lime mix and also the proposed joinery and ironmongery.

Overall, it is not considered that the proposed internal works will have a detrimental impact on the historic fabric, or the character and form of the original building. As such, it is recommended that Listed Building Consent is granted.

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.