

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0946

Development description: installation of replacement lintel and frame to back door together with replacement timber kitchen and first floor bedroom windows

Site address: Endways, Silver Street, Robin Hoods Bay

Parish: Fylingdales

Case officer: Miss Lucy Gibson

Applicant: Mr David Pearson
Church View, Low Street, Elston, Newark, NG23 5PA

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	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	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>
4	MATS60	<p>Windows and Doors - Timber</p> <p>All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	<p>To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.</p>
2	PLAN00	<p>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.</p>

3	MATS00	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.
4	MATS00	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	MISCINF06	Development in Accordance with Listed Building consent Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent 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 Listed Building consent.

Consultation responses

Parish

None received

Natural England

No comments

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date: 17 February 2022



This photo shows the rear door on the north elevation of Endways, Robin Hood's bay.



This photo shows the ground floor kitchen window to be replaced, on the south elevation.

Background

Endways, Robin Hoods Bay is a Grade II listed building, dated 1709 and located in the Robin Hoods Bay Conservation Area, which is protected by an Article 4 (2) Direction. It is a 2 storey, 3 bay house constructed of roughly tooled coursed sandstone with a pantile roof. There is no planning history for the property.

This application seeks planning permission for the installation of a replacement lintel and frame to the rear door together with replacement timber kitchen and first floor bedroom windows on the southern elevation.

The Listed Building Consent application NYM/2021/0948 accompanies this application.

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 (Quality and Design of Development) , Strategic Policy I (Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage).

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form.

Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

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

This application seeks planning permission to replace the lintel and frame to the rear door and to replace two windows to the south elevation with accurate copies.

The applicant has advised that it is not possible to see if the existing door frame is beyond repair until work has commenced, however it is clear that the wooden lintel is rotten. The windows to be replaced are the ground floor 16 pane sash window to the kitchen and the first floor 6 pane fixed light window on the left, both are in a poor state of repair.

Due to the listed status of the building, the Authority's Building Conservation team have been consulted for their comments. They consider that the principal of replacing the wooden lintel and door frame is acceptable.

The replacement window to the ground floor kitchen would see the removal of the extractor fan. It is considered that this would be an enhancement of the current fenestration, removing the incongruous feature.

The Authority's Building Conservation team have no objections to the proposals as they would enhance the appearance and conserve the significance of the host listed building, and be sympathetic to its wider setting within the Conservation Area. However they have requested that constructional drawings of the replacement windows and door frame be submitted for approval by the Authority. This has been conditioned accordingly on the related application for Listed Building Consent.

Overall, it is considered that the proposed works are in accordance with the Authority's adopted policies and as such, the 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.