

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0985

Development description: Listed Building consent for installation of replacement double glazed timber doors

Site address: Demesne Farm, Fylingdales

Parish: Fylingdales

Case officer: Miss Lucy Gibson

Applicant: Mr Alan Bancroft
Demesne Farm, Fylingdales, Nr Whitby, North Yorkshire, YO22 4QF

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	TIME02	<p>Standard Three Year Commencement Date - Listed Building</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>Location Plan</td> <td>N/A</td> <td>23 December 2021</td> </tr> <tr> <td>Proposed plans</td> <td>N/A</td> <td>14 February 2022</td> </tr> </tbody> </table> <p>Plans amended by email from case officer to applicant dated 24 March 2022 and emails from applicant to case officer dated 24 March 2022 and 30 March 2022 confirming omission of replacement windows, Forge Cottage door and use of 16mm glazing bars.</p> <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	Location Plan	N/A	23 December 2021	Proposed plans	N/A	14 February 2022
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Location Plan	N/A	23 December 2021									
Proposed plans	N/A	14 February 2022									
3	MATS00	<p>All new doors hereby approved 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	TIME02	<p>To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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</p>

		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.

Consultation responses

Parish

No objections

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date: 03 February 2022



Photograph showing Dove Cote Cottage doorway to be replaced at Demesne Farm, Fylingdales.

Background

Demesne farm is sited in an isolated and prominent location on a hillside more than a kilometre south of Fylingthorpe. The Grade II listed farm comprises a farmhouse and an attractive courtyard of traditional stone and slate farm buildings entered through an arch together with a small detached stone and slate building and a modern sheeted farm building just to the west of the main courtyard.

Planning permission and Listed Building Consent were granted in 2000 for the change of use of the redundant agricultural buildings to provide 4 units of holiday accommodation. This was revised to 5 holiday units in 2002.

This application originally proposed to replace many of the existing windows and doors with timber 24mm double glazed units with applied glazing bars. Following concerns from the Authority's Building Conservation team regarding the dimensions of the 24mm double glazing and the integrity of the applied glazing bars, amended plans were received to omit the window replacements and the door to Forge Cottage from the application.

This application now seeks Listed Building Consent for the installation of replacement double glazed doors with 16mm units. The arched doorways to be replaced are referred to as Bay View Cottage lounge and Dove Cote Cottage lounge.

Main issues

Statutory Duties

Section 16, paragraph 199 of the National Planning Policy Framework 2019 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 16, paragraph 200 of the National Planning Policy Framework 2019 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Authority has a statutory duty to protect Listed Buildings within the Park as they form part of the significance of the built and cultural heritage of the North York Moors. These buildings represent a significant part of the history and culture of the National Park and their considerable importance, once lost, cannot be replaced.

The Authority has a general duty in respect of listed buildings in its exercising of planning functions as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

NYMNPA Policies

The most relevant policy contained within the North York Moors Local Plan to consider in relation to this application is Strategic Policy I (Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage).

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 ENV11 seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national importance. In order to accept any loss or harm proposals will be required to present clear and compelling justification for the development, including the public benefits which will arise from the proposal.

Conclusion

This application seeks to replace 2 no. arched doors to the north elevation of the converted agricultural buildings, now holiday letting units. The existing arched doors are later replacements of timber construction with single glazing.

Both these arched doors would be replaced with like for like units with slim line heritage 16mm glazing, traditional hinges and a white finish to match the existing. The use of 16mm double glazed units is considered to be acceptable in this instance as the dimensions of the existing frames and design of the doors would be replicated. Further to this, it is considered that the insertion of 16mm units would cause no additional harm to the designated asset as the existing are later replacements.

This is in accordance with Historic England's guidance on Traditional Windows: Their Care, Repair and Upgrading, these principles are still relevant for replacement doors. This is also in accordance with NYM Strategic Policy I and Policy ENV11 which require that developments affecting Listed Buildings as a minimum conserve, and where appropriate, enhance the historic environment.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the proposals to omit the window replacements with applied glazing bars and the use of 16mm double glazing units so as to deliver sustainable development.