

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0175

**Development description:** installation of replacement front and rear doors

**Site address:** 3 The Esplanade, Robin Hoods Bay

**Parish:** Fylingdales

**Case officer:** Miss Lucy Gibson

**Applicant:** Mr Damian Buchanan  
3 The Esplanade, Robin Hoods Bay, Whitby, YO22 4RS,

**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 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>01 March 2022</td> </tr> <tr> <td>Proposed drawings</td> <td>N/A</td> <td>11 March 2022</td> </tr> </tbody> </table> <p>Email from applicant to case officer dated 21 April confirming finish of replacement doors.</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	01 March 2022	Proposed drawings	N/A	11 March 2022
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Location Plan	N/A	01 March 2022									
Proposed drawings	N/A	11 March 2022									
3	MATS00	<p>Details of Construction to be Submitted</p> <p>No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details, external appearance and sectional details of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved 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
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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 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	<p>Development in Accordance with Listed Building consent NYM/2022/0183</p> <p>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.</p>

## Consultation responses

### Parish

No objections

### Third party responses

None received

### Publicity expiry

Advertisement/site notice expiry date: 14 April 2022



This photograph shows the rear elevation of 3 The Esplanade.



This photograph shows the front elevation of 3 The Esplanade.

## Background

3 Esplanade is a brick and slate Grade II Listed Building, forming part of terrace of eleven 3 storey houses of early – mid C19 construction, located in a prominent and highly visible part of Robin Hood's Bay. Robin Hoods Bay is a Conservation Area which is also protected by an Article 4 (2) Direction. The property has retained a number of historic features including the Georgian 16 – pane sashes to the front elevation. The 6 panel painted timber doors to the front and rear elevations are traditional in their design. There is also a later two- storey gabled extension to the rear with a mixture of Victorian sashes and modern window at ground floor.

Planning Permission and Listed Building Consent was refused in the late 1970's for replacement windows but subsequent applications for alterations to a modern dormer and rear alterations and extension were approved in the late 1980's.

This application seeks planning permission for the installation of replacement timber front and rear doors.

There is an accompanying application for Listed Building Consent under the reference NYM/2022/0183

## Main issues

### Local Plan

The relevant NYM Local Plan Policies to consider with this application are Strategic Policy C (Quality and Design of Development), Strategic Policy I (The Historic Environment), ENV11 (Historic Settlements and Built Heritage) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be 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 ENV11 requires new development to reinforce the distinctive historic character of the North York Moors by fostering a sympathetic relationship with traditional local architecture, materials and construction. Proposal must be of a high standard of design and seek to conserve, enhance or better reveal elements which contribute to the significance of a heritage asset (such as conservation areas and listed buildings) or its setting.

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

This application seeks to replace the existing front and rear doors at 3 The Esplanade.

It has been demonstrated that the existing 6 panel front and rear doors are clearly beyond repair. As such, the Authority's Building Conservation officer has no objections to the proposal, provided that the replacement doors replicate the traditional design. The applicant has confirmed that the replacement doors will be accurate copies.

The applicant has also confirmed that the replacement doors will use the same ironmongery if possible, and the existing colour finish will be replicated.

In agreement with the applicant, a pre commencement condition has been applied so the constructional and sectional details of the replacement doors can be discharged at a later date.

The development is considered to accord with SPC, SPI and Policy ENV11 by conserving the character and appearance of the property and surrounding Conservation Area by using traditional materials and replicating the traditional design of the existing doors. The proposals will be sympathetic to the character and form of the original dwelling and will have no detrimental impact on the existing or neighbouring amenity levels and therefore accords with Policy CO17.

For the reasons outlined above this application is recommended for approval.

### Pre-commencement conditions

Condition 3 is a pre commencement condition and has been agreed in writing with the applicant.

### 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.