

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0370

Development description: Listed Building consent for repairs, including installation of replacement windows and alterations to store to form additional living accommodation

Site address: Hilda Cottage, Shell Hill, Robin Hoods Bay

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Mr David Islip
Hilda Cottage, Shell Hill, Robin Hoods Bay, Fylingdales, YO22 4SL

Agent: VENTURE architectural
fao: Mr Richard Smallwood, The Elms, Manor View, Caunton, Newark, NG236AW,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2	PLAN01	<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>Scheme drawing - plans & elevations</td> <td>955-01 C</td> <td>22 Aug 2022</td> </tr> <tr> <td>Email from R Smallwood detailing internal works</td> <td></td> <td>25 Aug 2022</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	Scheme drawing - plans & elevations	955-01 C	22 Aug 2022	Email from R Smallwood detailing internal works		25 Aug 2022
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Scheme drawing - plans & elevations	955-01 C	22 Aug 2022									
Email from R Smallwood detailing internal works		25 Aug 2022									
3	MATS00	The front elevation of the store should be repointed once the paint has been removed. Joints in stonework should be carefully raked out using hacksaw blades or other hand tools narrower than the width of the joint until sound mortar is reached. They should be repointed using a non hydraulic lime based mortar and details of the mix should be first agreed in writing with the Local Planning Authority. Pointing should be flush finished then brushed back with a stiff bristle brush until slightly recessed behind the stone face.									
4	MATS16	Any new tiles required in the reroofing of the store hereby permitted shall be traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.									
5	MATS40	No work shall commence on the installation of the replacement external door, door frame and windows to the store hereby approved until detailed plans showing the constructional details of the external door, door frame and window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should									

		indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The external door, door frame and window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6	CDLB00	All new internal lime pointing and plaster in the development hereby permitted shall accord with a specification first approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7	CDLB00	Notwithstanding the drawings hereby approved the internal works shall include a geotextile breathable membrane to the floor(instead of the 1200g polythene as detailed on the plans), and a breathable internal roof finish (instead of plasterboard and skim as detailed on the plans), in accordance with the written agreement from the agent dated 25 August 2022.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 Strategic Policies A and C of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the National Park.
3	MATS00	For the avoidance of doubt and in order to comply with the provisions of Policy ENV11 of the North York Moors Local Plan which seek to ensure that alterations to heritage assets do not have any unacceptable impact on the special architectural or historic interest of the building.
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Informative(s)

Informative number	Informative code	Informative text
1	MISCINF12	<p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx . Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf .</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk .</p>
2	INFO0	Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated

		<p>or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design.</p>
3	MISCINF05	<p>Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission 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 planning permission.</p>

Consultation responses

Parish

No objection

The National Amenity Societies and Theatres Trust

No comments received

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 23 June 2022



Front elevation of store showing door and windows to be replaced

Background

Hilda Cottage is a grade II listed building lying on the east side of Shell Hill within the heart of Robin Hoods Bay Conservation Area. It is a 4 storey cottage built of coursed sandstone under a pantile roof with stone copings, kneelers and ridge, brick chimneys and a single storey outbuilding attached to the southern gable.

Listed building consent is sought for alterations to the outbuilding, including replacement windows and door to the front elevation to form an additional bedroom.

There is a companion application for planning permission.

Main issues

Local Plan

The relevant policies of the Local Plan in the determination of this application are considered to be Strategic Policy A - Achieving National Park Purposes and Sustainable Development; Strategic Policy C - Quality and Design of Development; Strategic Policy I - The Historic Environment; Policy ENV11 – Historic Settlements and Built Heritage; Policy CO17 – Householder Development.

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. It states that any 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. Under this policy development proposals will only be permitted where they conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting.

Policy CO17 supports works to improve or extend an existing outbuilding where the original structure is worthy of retention and capable of improvement. Any change of use should not lead to future proposals for additional outbuildings.

Discussion

There is no objection in principle to the conversion of this modest outbuilding into additional living accommodation to be used in association with the main dwelling under policy CO17. The outbuilding is of architectural and historic interest being a listed building and makes a positive contribution to the character of the surrounding conservation area and the host property, Hilda Cottage. The proposed scheme of conversion makes good use of existing openings and proposes sensitive treatment to the internal walls, along with the removal of paint and the repointing of the front elevation of the store so as to preserve the fabric of the listed building.

As such it is considered that the scheme would conserve those elements which contribute to the significance of the heritage asset, being the listed building and the surrounding conservation area as required by Policy ENV11.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.