

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0003

Development description: installation of no. 28 replacement windows and 5 no. doors together with the installation of a Smartflower device to the rear garden

Site address: The Old Farm House, Low Road, Throxenby,

Parish: Newby and Scalby

Parish: Irton

Case officer: Miss Lucy Gibson

Applicant: Mr Salmons

The Old Farm House, Low Road, Throxenby, Scarborough, YO12 5TD

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>Solar Flower location plan</td> <td>N/A</td> <td>27 June 2022</td> </tr> <tr> <td>Solar flower specification</td> <td>N/A</td> <td>27 June 2022</td> </tr> <tr> <td>Proposed Elevations Rear and Right</td> <td>D22111- 6</td> <td>21 July 2022</td> </tr> <tr> <td>Proposed Elevation Front and Left</td> <td>D22111 - 6 - Rev 1</td> <td>22 August 2022</td> </tr> <tr> <td>Proposed Item Schedule</td> <td>D22111- 6</td> <td>21 July 2022</td> </tr> <tr> <td>Window and door sections</td> <td></td> <td></td> </tr> <tr> <td>D22111- 6 Proposed VSS-CW Section- Rev 01</td> <td></td> <td>22 August 2022</td> </tr> <tr> <td>D22111 - 6 Proposed 90MM Direct Glazed Section</td> <td></td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed 90MM FC Section</td> <td></td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed HSS Section</td> <td></td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed Triple HSS Section</td> <td></td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed Door Sections</td> <td></td> <td>21 July 2022</td> </tr> </tbody> </table> <p>Email from applicant to case officer confirming that original door furniture will to be transferred to replacement doors. 02 August 2022</p> <p>or in accordance with any minor variation thereof that may be</p>	Document Description	Document No.	Date Received	Solar Flower location plan	N/A	27 June 2022	Solar flower specification	N/A	27 June 2022	Proposed Elevations Rear and Right	D22111- 6	21 July 2022	Proposed Elevation Front and Left	D22111 - 6 - Rev 1	22 August 2022	Proposed Item Schedule	D22111- 6	21 July 2022	Window and door sections			D22111- 6 Proposed VSS-CW Section- Rev 01		22 August 2022	D22111 - 6 Proposed 90MM Direct Glazed Section		21 July 2022	D22111 - 6 Proposed 90MM FC Section		21 July 2022	D22111 - 6 Proposed HSS Section		21 July 2022	D22111 - 6 Proposed Triple HSS Section		21 July 2022	D22111 - 6 Proposed Door Sections		21 July 2022
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		approved in writing by the Local Planning Authority.
3	MATS54	Trickle Vents Shall Not be incorporated into Windows 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.
4	MISC00	If the use of the Solar Flower device hereby approved permanently ceases then it shall be removed from the rear garden of The Old Farmhouse within 6 months of that cessation and the rear garden shall, as far as practical, be restored to its condition before development took place.
5	MISC00	No trees within a 15m radius of the Solar Flower device shall be pruned or felled without prior approval in writing from 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 Core Policy A and NYM Development Policy 3, 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.
4	MISC00	In order to return the land to its former condition and comply with the provisions of NYM Strategic Policy A which seeks to conserve and enhance the landscape of the National Park and Policy ENV8.
5	MISC00	The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and

		diversity of the natural environment.
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Consultation responses

Parish

No objections

Highways

No comments received

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 17 February 2022



These photographs show part of north elevation of The Old Farmhouse, Throxenby



These photographs show the south elevation of The Old Farmhouse

Background

The Old Farmhouse is a late 18 Century property located in an isolated area to the east of Scarborough and north of Raincliffe Woods. The property is constructed from coursed sandstone with a red brick extension in a garden wall bond and a slate and pantile roof. The dwelling was remodelled in the early 19 Century, with further significant alterations in the 20 Century.

A replacement double garage, demolition of the boiler house and formation of link between lounge and hall together with internal modifications and alterations to windows was granted planning permission and Listed Building Consent in 1989. An amended double garage to the west elevation was granted consent in 1994.

As originally submitted, this application sought planning permission for the installation of replacement windows and secondary glazing. However, there were concerns with the design of the replacement windows and the use of plant on glazing bars. Following Officer negotiations, amended plans were received for the replacement of all windows and doors with like for like units, heritage double glazing and structural glazing bars.

This application seeks planning permission for the installation of no. 28 replacement windows and no. 5 replacement doors, together with the installation of a Solar Flower device.

There is an associated Listed Building Consent application under the reference NYM/2022/0004

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), Policy CO17 (Householder Development) and Policy ENV8 (Renewable Energy)

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.

Policy ENV8 sets out that proposals for the generation of renewable energy will only be permitted where it is of a scale and design appropriate to the locality; respects and complements the existing landscape character; does not result in an unacceptable adverse impact on the special qualities and makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.

On the whole, this application for planning permission represents a sensitive approach to improving the thermal efficiency of the property. The applicant has engaged in discussions with the Authority and has made amendments to ensure that the proposed works conserve the character and appearance of the Grade II Listed Building.

It is proposed that all no. 28 windows to the dwelling are replaced with like for like units, with 16mm double glazing, structural glazing bars and heritage putty. It is clear that no windows as existing are historic or contain historic glass. It is thought that some windows were replaced in the 20 Century, and some more recently. However, many of the windows are in a poor state of repair and do not function correctly. Whilst the existing windows may be reflective of a historic pattern, it is considered that the installation of like for like replacement windows would constitute a modest enhancement of the fenestration and significance of the building due to omission of the incongruous horn detail. This is in line with Historic England's Guidance on Traditional Windows and is the desired outcome under National Policy.

The existing doors at The Old Farmhouse are a mix of both modern additions and traditional doors that are beyond repair. As such, the installation of like for like doors as proposed would conserve the character and appearance of the designated asset. The applicant has also confirmed that the original door furniture will be transferred to the replacement doors.

The proposed Solar Flower device is a ground mounted solar device that opens and closes and measures 5x5m at its widest. The device also moves in relation to the direction of the sun. Whilst the device is large and is removed from anything approved by the National Park before, given the proposed location 16m to the south of the host dwelling, it is considered that the device would not detract from the appearance or setting of the Listed Building. The device would be set in a very large garden, screened from the road and wider views in the landscape by Raincliffe Woods to the South and the host dwelling to the North. In accordance with Policy ENV8 a condition has been applied to ensure removal of the device, should it cease to be operational. As voiced by the Authority's Woodlands Officer, felling or pruning of the large mature tree to the

south west of the proposed location would be inappropriate and therefore an additional condition has been applied. No adverse comments have been received in response to this element of the application.

To conclude, the Authority's Building Conservation Officer supports the application, and the development is considered to accord with SPC, SPI and Policy ENV11 by conserving and securing a modest enhancement of the character and appearance of the designated asset by using traditional materials and replicating the traditional design of the existing windows and doors. It is also not anticipated there will be any additional impact to the existing or neighbouring amenity levels.

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

Pre-commencement conditions

N/A

Contribution to Management Plan objectives

Approval is considered likely to help meet Objective 11 which seeks to ensure that our historic environment is better understood and conserved.

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 replicate the existing windows, including the use of structural glazing bars, so as to deliver sustainable development.