

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0004

Development description: Listed Building Consent for the installation of no. 28 replacement windows and 5 no. doors

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	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="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Window and door sections</p> <table border="0"> <tbody> <tr> <td>D22111- 6 Proposed VSS-CW Section- Rev 01</td> <td>22 August 2022</td> </tr> <tr> <td>D22111 - 6 Proposed 90MM Direct Glazed Section</td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed 90MM FC Section</td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed HSS Section</td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed Triple HSS Section</td> <td>21 July 2022</td> </tr> <tr> <td>D22111 - 6 Proposed Door Sections</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 approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	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	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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3	MATS54	<p>Trickle Vents Shall Not be incorporated into Windows</p> <p>Trickle vents shall not be incorporated into any new windows</p>																								

		hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
4	MATS43	<p>Windows - Submit Details of Colour/Finish</p> <p>No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation 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	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 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.
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.

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



This photograph shows 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 with 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 accurate copies, heritage double glazing and structural glazing bars.

This application seeks Listed Building Consent for the installation of no. 28 replacement windows and no. 5 replacement doors.

There is an associated planning application under the reference NYM/2022/0003.

Main issues

Local Plan

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.

On the whole, this application for Listed Building Consent 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 any proposed works conserve the significance of the 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 significance of the designated asset. The applicant has also confirmed that the original door furniture will be transferred to the replacement doors.

The Authority's Building Conservation Officer is supportive of the amended plans as submitted.

To conclude, the proposals are considered to conserve the significance of the Grade II Listed building in accordance with the requirements of Section 16 of the NPPF, NYM Strategic Policy I and Policy ENV11.

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.