

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0548

Development description: Listed Building consent for the replacement of the first-floor rear bathroom window and the replacement ground floor rear windows with Yorkshire sliders all to match that of the design and detail of first-floor rear landing Yorkshire sliding single glazed window and the inclusion of draught proofing on all windows

Site address: Coach House Cottage, New Road, Robin Hoods Bay

Parish: Fylingdales

Case officer: Mr A Muir

Applicant: Ms Hannah Mayall
Coach House Cottage, New Road, Robin Hoods Bay, YO22 4SF,

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Document title

Condition(s)

Condition number	Condition code	Condition text
1	TIME02	Standard Three Year Commencement Date - Listed Building The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN00	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	MATS00	No work shall commence on the installation of any fenestration element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e. frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME00	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 Strategic Policies A and C of the North York Moors Local Plan 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

None received

Third party responses

None received

Publicity expiry

Advertisement expiry date 01 September 2022

Site notice expiry date 02 September 2022



Rear elevation first floor and above only

Background

Coach House Cottage is situated within the historic part of Robin Hoods Bay and is located on the western side of New Road opposite The Dolphin Public House. The property is constructed from natural herringbone-tooled coursed stone under a pantile roof with stone copings, kneelers, and stacks. Accommodation comprises a ground floor shop with cream painted timber windows and doors; one window is set within a former cart arch with cut voussoirs. Above is residential accommodation over two floors (upper floor being the former attic) with white painted timber windows; 2no. horizontal sliding sash at first floor and 2no. large dormers with vertical sliding sash on the roof. The dormers benefit from partially glazed side cheeks.

The property is a tall mid terrace property which is visible from New Road and parts of Chapel Street. Due to the height of the building the sides of the dormers are difficult to see from New Road but much more visible from Chapel Street which is elevated above New Road. The front of the property is in a very narrow ginnel and is faced by the retaining walls to properties on Shell Hill which means it is difficult to see the frontage.

This application initially sought Listed Building consent for repair works/installation of replacement timber single glazed windows. However, following a site inspection with the Building Conservation Officer this application now seeks Listed Building consent for the replacement of the first-floor rear bathroom and ground floor rear windows with Yorkshire sliders all to match that of the design and detail of first-floor rear landing Yorkshire sliding single glazed window. The design of the proposed windows is to include draught proofing on all windows. This is to harmonise the front elevation with more appropriate windows. The repair works as described in the application, as discussed on site with the owner and later put into writing by the case officer, are legitimate works of repair and maintenance and as such do not require Listed Building Consent.

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.

Local Plan

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. 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.

The application now seeks listed building consent for the replacement of the three inappropriate windows within the first floor and ground floor levels of the front elevation. The replacements are to match that of the horizontal sliding sash window at first floor level over the landing.

The Authority's Building Conservation Team has offered their support for the proposals. They have requested that a condition is applied to require detailed plans of the new windows prior to installation.

To conclude, the works of repair as originally applied for are to be undertaken using building conservation techniques and the proposed new windows are an appropriate enhancement to the character and appearance of the listed building. Therefore, the proposal would meet the requirements of Section 16 of the NPPF, NYM SPI and Policy ENV11.

As such, 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, conserved, explained and under appropriate management.

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 to deliver sustainable development.