

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0263/LB

Development description: Listed Building consent for rebuilding of south-east spandrel wall using existing stone

Site address: Beck Hole Bridge

Parish: Goathland

Case officer: Miss Megan O'Mara

Applicant: Mr Ben Savage
County Hall, Racecourse Lane, Northallerton, DL7 8AD,

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>Engineering Statement & Ecology Report</td> <td>N/A</td> <td>15 July 2022</td> </tr> <tr> <td>Heritage Statement</td> <td>N/A</td> <td>15 July 2022</td> </tr> <tr> <td>Plans & Elevations</td> <td>Rev A</td> <td>15 July 2022</td> </tr> <tr> <td>Location Plan</td> <td>N/A</td> <td>15 July 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	Engineering Statement & Ecology Report	N/A	15 July 2022	Heritage Statement	N/A	15 July 2022	Plans & Elevations	Rev A	15 July 2022	Location Plan	N/A	15 July 2022
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Location Plan	N/A	15 July 2022															
3	MATS00	<p>This consent does not extend to or imply consent for the cutting, altering, or removing any part of the masonry structure other than as expressly shown on the approved drawings.</p>															
4	MATS00	<p>No new stone shall be introduced in the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.</p>															
5	MATS00	<p>No work shall commence to the installation of the drain outlet and weepholes hereby approved until a method statement and a specification has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the physical appearance, projection, and out flow path of the pipes. The works shall be carried out in accordance with the approved details</p>															

		and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6	MATS00	No work shall commence to the rebuilding of any of the masonry in the development hereby approved until a method statement for protecting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the protection of the works through the winter period to minimise risk of failure. The works shall be carried out 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.

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 Policy ENV11 which seeks to ensure that alterations to Listed Buildings 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	MISCINF02	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

Consultation responses

Parish

No objection – 3 June 2021

Historic England

No comment – 17 May 2021

Third party responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 16 June 2021

Background

Beck Hole Bridge is a two span Grade II listed Masonry arch structure carrying the Beck Hole loop Road to Goathland over Eller Beck in the centre of Beck Hole. The original construction date is believed to be the 19th century. The two arches have a span of 6.3m each with a maximum rise of 3.5m and the arch barrels are 425mm thick at the crown.

The approach to the south of the bridge is by a very steep hill which leads to a gentle humped profile over the bridge. The approach from the north is flat but curved. This results in traffic speeds over the bridge being quite low but the likelihood of conflict on the bridge is high. The bridge is only wide enough for single way traffic at 3.8m

The stone is rusticated sandstone. The structure has two semi-circular arches of voussoirs with cutwaters on both sides of the centre pier. Pilaster piers at each end rise through a plain parapet over a moulded band. The parapet has slightly raked with cambered coping with flat caps to piers.

This application seeks listed building consent for essential repairs to the bridge to improve the structural stability. The works will primarily take place on the south west spandrel walls where bulging is occurring.

Main issues

Local Plan Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details

that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy 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. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area

Policy ENV11 relates specifically to Historic Settlements and the Built Heritage. The policy states that 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.

Discussion

The applicants have engaged extensively with the Authority, specifically with the Building Conservation Officer, to ensure that the works are carried out in an appropriate way to not undermine the historic fabric or architectural significance of the Grade II listed Bridge.

The works, as amended, are considered essential to maintain the effect use of the bridge and are unlikely to have a detrimental impact on the significance of the bridge.

Following various constructive meetings with the applicant, the Building Conservation Officer is now satisfied that the proposals adhere to the Authority's policies.

In view of the above, it is recommended that listed building consent is granted.

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 amended methodology, so as to deliver sustainable development.