

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0666

Development description: Listed Building consent for refurbishment/repair works to bell and re-installation in the cupola

Site address: St Stephens Church, Raw Pasture Bank, Fylingdales

Parish: Fylingdales

Case officer: Mr A Muir

Applicant: Mrs Deb Gillanders
St Stephens Church , Raw Pasture Bank, Fylingdales, Whitby, YO22 4PQ

Agent: DPAD Ltd
fao: Mr Robert Duckworth, 2 Knightley Farmhouse, Callingwood, Needwood, Burton
Upon Trent, DE13 9PU

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s) delete as appropriate

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.

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.

Consultation responses

Parish

No objections

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Third party responses

Rita Taylor

To restore this building to its original state I think this plan should definitely be supported.

Publicity expiry

Advertisement expiry date 13 October 2022

Site notice expiry date 17 October 2022



View of Cupola from roadside

Background

St. Stephen's Old Church is a Grade I Listed Church believed to have been rebuilt in 1821 and is located on a medieval site. The church is in a gothic style, constructed from course herringbone-tooled sandstone with ashlar dressings and a slate roof. The Church is sited in a prominent position above Robin Hoods Bay with panoramic views along the coastline.

Listed Building Consent was granted in 2018 for internal re-plastering works to the Chancel and Vestry walls, repair works to the cupola and modifications to the rainwater goods.

The church originally had a sundial feature above the south porch which featured the years 1736, 1864 and 1919 with various initials. This sundial is mentioned in the Listed Description of 1969, however, was lost during conservation work in 1991. Listed Building Consent has recently been granted in 2022 for the installation of a replica sundial to the south porch.

This application seeks Listed Building Consent for the refurbishment and repair works to bell and re-installation in the cupola

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. 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.

The bell is medieval. An absence of maker's marks suggests that it was cast on site & its inscription 'Ora pro Nobis Sancta Petro' indicates that it originated at Whitby Abbey, which was formerly dedicated to both St Hild & St Peter. It's likely that it came to Fylingdales at the dissolution of the monasteries, when there was a chapel of ease on this site. Rehung in 1937, it was taken down during recent work on the cupola but had rung out over the Dale for hundreds of years, marking generations of weddings & funerals for the residents of Raw, Robin Hoods Bay, Fylingthorpe and the surrounding farms.

The aim of the application is to return the bell to its proper historic location and, through specialists, ensure it performs to its potential through preservation from failure. The applicants are to address potential stress risks due to earlier modifications and weaknesses as a result of the original casting process. This will enhance the significance of the church by returning its chimes, and the character of the historic building, settlement and the surrounding landscape.

The reintroduction of the bell would cause no harm to the existing structure which is subject to an existing monitoring regime.

The Authority's Building Conservation Team did have concerns over the Engineers report. However, these concerns have now been resolved by way of the additional information provided in support of this application. They have therefore offered their support for the proposal.

To conclude, the reinstatement of the original bell would ensure that an original feature of special historic interest will help conserve the significance of this Grade I Listed asset and make a positive contribution to the cultural heritage of the National Park.

Consequently, it is considered that the proposals 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 Policy Objective 11 which seeks to ensure that our historic environment is better understood, conserved, explained and under appropriate management; and work with partners to reduce the number of identified Designated Heritage Assets at Risk.

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 consider that the reinstatement of the original bell will deliver sustainable development.