

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0658

Development description: Listed Building consent for erection of replacement porch to front elevation

Site address: Rose Cottage, Thorpe Green Bank, Fylingthorpe

Parish: Fylingdales

Case officer: Miss Emily Jackson

Applicant: Mrs Caroline Webster
324 Kedleston Road, Derby, DE22 2TE

Agent: N/A

Director of Planning's Recommendation

Approval subject to the following:

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	PLAN02	Strict Accordance With the Plans/Specifications or Minor Variations The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	MATS00	The frame of the porch hereby permitted shall be black painted and constructed using iron and maintained in that condition unless otherwise agreed in writing with the Local Planning

Document title

		Authority.
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 Policy ENV11 of the North York Moors Local Plan which seek to ensure that alterations to heritage assets do not have any unacceptable impact on the special architectural or historic interest of the building.
Informative(s)		
Informative number	Informative code	Informative text
1	MISCINF05	Development in Accordance with Planning Permission Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission (ref: NYM/2022/0725) and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

Consultation responses

Parish
None

Third party responses

None Received

Publicity expiry

Advertisement/site notice expiry date – 24th November 2022

Photograph Showing Front Elevation of Rose Cottage



Background

Rose Cottage, Fylingthorpe is a Grade II listed, late 18th century, two-storey, detached dwelling constructed of fine herringbone-tooled coursed sandstone, featuring a pantile roof with stone ridge, coping kneelers, chimney stacks, and white painted timber sash windows.

The property is located on a northern side corner plot at the eastern end of Thorpe Green Bank and Middlewood Lane junction in the Fylingthorpe Conservation Area, which is protected by an Article 4(2) Direction.

There is no listed building consent or planning history for the property that would impact this application.

This application seeks permission to install an iron framed porch with lead canopy on the front elevation of the property in replacement of the previous timber and lead canopy porch (since removed due to rotting timber beyond repair).

There is a companion application for Planning Permission at Rose Cottage also being considered under ref: NYM/2022/0725.

Main issues

Statutory Duties

The Authority have a statutory duty to protect Listed Buildings as they are significant to the built and cultural heritage found within the North York Moors National Park. These Buildings contribute meaningfully to the history and distinct character of areas within the National Park, and once lost, they cannot be replaced.

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 general duty in respect of Listed Buildings when exercising planning functions as set out under Paragraph 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission (or permission in principle) 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 policies contained within the North York Moors Local Plan 2020 are to consider with this application are Strategic Policy I (Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage).

Strategic Policy I seeks that at all development affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through conservation and, where appropriate enhancement of the historic environment. Development should conserve heritage assets and their settings in a manner appropriate to their significance, particularly assets that contribute to the wider historic landscape and legacy of the park; archaeological sites and monuments; and, the vernacular building styles, materials, form and layout of the historic environment, including conservation areas.

Policy ENV11 seeks to conserve the built heritage of the National Park by ensuring that development fosters a positive and sympathetic relationship with traditional architecture, materials and construction and that developments utilise high standards

of design that conserve and enhance the distinctive historic, cultural and architectural features of settlements by considering appropriate scale, height, massing, alignment; design detailing, materials and finishes.

Material Considerations

The proposed iron framed porch with lead canopy would be traditional in design and complementary to the architectural character of the Listed Building and local vernacular. However, to ensure this, a condition has been applied for the frame to be constructed using iron and painted black.

The proposed material, iron, will offer a more robust, high quality designed porch in comparison to the previous timber porch, ensuring that the character of the property is sustained for longer.

The installation of the proposed porch is not considered to have any detrimental impact on the host dwelling as the iron frame would be ground mounted, with only the canopy itself needing to be fixed to the building.

It is mentioned within the supporting information that before installing the proposed canopy, the stone and lintel above the property would need to be replaced. After visiting the site, it is confirmed that this work has already taken place, however, the work is not considered to detract from the character and form of the original dwelling. Whilst the stone and lintel would predominantly be covered by the lead canopy, the newly installed stone matches that of the existing dwelling, offering a modest enhancement on the white gloss painted over stone it has replaced.

The Authority's Building Conservation Team have no objections to the proposal, stating that the appearance of the porch is characteristic of the wider village and Conservation Area, and would not be considered to harm the special interest of the Listed Building.

Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy I and Policy ENV11, in addition to Section 16 of the National Planning Policy Framework 2019 and Paragraph 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, approval is recommended.

Pre-commencement conditions

N/A

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.