

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0759

Development description: installation of replacement door

Site address: 8 The Esplanade, Robin Hoods Bay

Parish: Fylingdales

Case officer: Miss Emily Jackson

Applicant: Mr John Eisenberg

8 The Esplanade, Robin Hoods Bay, North Yorks, YO22 4RS

Agent: N/A

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard Three Year Commencement Date 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 external door to the rear elevation shall be a four panel door of timber construction, with the top two panels either glazed or filled with infill panels, incorporating mouldings and type of panel to match the age of the building and have a painted finish.

Document title

		The door shall be painted within six months of the date of installation and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4	MATS00	The replacement door hereby approved should utilise the ironmongery found upon the existing door (including letterbox, door handle and number).

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME00	To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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 building materials are of a high quality and 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 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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF06	Development in Accordance with Listed Building consent Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent (ref: NYM/2022/0760) 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 Listed Building consent.

Consultation responses

Parish

None

Third party responses

None Received

Publicity expiry

Advertisement/site notice expiry date – 25th November 2022

Photograph showing existing rear elevation door of 8, The Esplanade



Background

8, The Esplanade is a three storey, Grade II Listed, mid-terrace property located within the Robin Hoods Bay Conservation Area which is protected by an Article 4(2) Direction. The property is located within a relatively small residential street of ten Georgian style terraced houses that sit perpendicular to New Road, the main road that leads down into Robin Hoods Bay.

The property is white rendered with a slate roof and painted timber windows, including a dormer window to the rear of the property. The front elevation of the property features a small porch with segmented roof and six-panel timber door whilst the rear elevation of the property features a timber boarded door.

In November 2017, planning permission was granted for the retrospective enhancement works consisting of the installation of replacement timber sash windows, replacement dormer, replacement front door and the installation of a stone boundary wall to the rear of the property.

This application seeks permission to replace the timber boarded door at the rear of the property with a simple timber four panel door with two upper glazed panels.

There is a companion application for Listed Building Consent at 8, The Esplanade also being considered under ref: NYM/2022/0760.

Main issues

Local Plan

The most relevant policies contained within the North York Moors Local Plan 2020 to consider with this application are Strategic Policy C (Design), Strategic Policy I (Historic Environment), Policy ENV11 (Historic Settlements and Built Heritage), Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the national park by considering appropriate siting, orientation, layout and density of proposals in addition to appropriate scale, height and massing and form. Proposals should utilise good quality materials and be of a high-quality, sustainable design that reflects and complements the architectural character and form of the original building and/or that of the local vernacular.

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.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position and design of new development do not detract from the character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide.

Material Considerations

The existing door at 8, The Esplanade is of poor quality and beyond repair. The design of the existing door is considered non-traditional for the building and is a modern addition (1960's). The proposed replacement door is considered to have a more appropriate design for the building, offering a simple timber four panel door with two upper glazed panels that would be in keeping with that of neighbouring properties. This design is considered to be complementary to the building and local vernacular and would offer an enhancement upon the existing.

The replacement door would remain as timber which is considered to be a traditional use of materials, appropriate to the Conservation Area.

The replacement door would incorporate double glazing, however, its use would not be considered to detrimentally impact the character of the Listed Building or Conservation Area as it will utilise slimline heritage style glazing.

After consulting with the Authority's Building Conservation Team, it was suggested that it would be preferable for the ironmongery seen upon the existing door (letterbox, handle, and number) be re-used on the replacement door due to its unique detailing. These comments were re-laid to the applicant, and the applicant has agreed to re-use the existing ironmongery so far as practically possible. Within the application, cross sectional details were provided for the replacement door, and as such, the Authority's Building Conservation team are satisfied that the replacement door would be appropriate for the Listed Building and have no further comments.

Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy C, Strategic Policy I, Policy ENV11 and Policy CO17 and as such, approval is recommended.

Pre-commencement conditions

N/A

Explanation of how the Authority has worked positively with the applicant/agent

Approval (No Amendments Required)

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.