

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0046

Development description: Listed Building consent for removal of stud partition walls, kitchen and bathroom, erection of new stud partition walls and installation of new kitchen, bathroom and services

Site address: Former Wesleyan Chapel, Newholm,

Parish: Newholm-Cum-Dunsley

Case officer: Miss Lucy Gibson

Applicant: Executor of Ms. Eileen Sunley
c/o Mr & Mrs David Sunley, 3 Prospect Court , High Market Place, Kitrkbymoorside ,
York, YO62 6AT

Agent: Miller Partnership Architects Ltd
fao: Ms Jane Miller , 101 Ouseburn Road, Newcastle Upon Tyne, NE6 5AF

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	TM02	The works authorised by this consent shall begin not later than three years from the date of this consent.												
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document/Drawing No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Site location plan</td> <td>SLP01</td> <td>26 January 2023</td> </tr> <tr> <td>Proposed Plan, Elevations and Roof Plan</td> <td>P1</td> <td>26 January 2023</td> </tr> <tr> <td>Heritage, Design and Access Statement</td> <td>N/A</td> <td>26 January 2023</td> </tr> </tbody> </table> <p>Email confirming insertion of a clear single pane of glass to the existing frame of the bathroom window. 28 February 2023</p>	Document Description	Document/Drawing No.	Date Received	Site location plan	SLP01	26 January 2023	Proposed Plan, Elevations and Roof Plan	P1	26 January 2023	Heritage, Design and Access Statement	N/A	26 January 2023
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3	BCMT09	No work shall commence on the installation of the windows 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 windows shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.												
4	BCMT08	All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster												

		shall thereafter be so maintained.
5	GPMT20	No trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2	RSN PL01	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	RSN BCMT02	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.
4	RSN BCMT01	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.
5	RSN GPMT02	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

Parish

No Objections

Third party responses

No responses received.

Publicity expiry

Advertisement/site notice expiry date: 03 March 2023



This photograph shows the front elevation of the former Wesleyan Chapel.



This shows the existing kitchen units and interval view of the windows to the front elevation.

Background

Newholm Wesleyan Chapel is a Grade II Listed former chapel building, located in the centre of Newholm. The building is believed to date from the early 19 Century and is constructed from coursed squared stone with a pantile roof. The building is single storey and is characterised by 2 no. sash windows and 2 no. round-arched windows to the front elevation. The building was converted to a dwelling in 1996, which saw the removal of most of the original internal features such as the pulpit, pews and wooden panelling.

This application seeks Listed Building Consent for the removal of stud partition walls, kitchen and bathroom, erection of new stud partition walls and installation of new kitchen, bathroom, services and replacement timber double glazed windows to the rear elevation.

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.

NYMNPA Policies

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.

Discussion

Many of the original internal features were removed from the former chapel and modern stud walls and services were installed as a result of the conversion in 1996.

This application comprises a scheme to remove and replace the modern walls and services in order to upgrade and enhance the internal layout. The proposal will open up more of the chapel and would adhere more to its historic floorplan than is existing.

The proposed works would also see the removal of the inappropriate uPVC windows in the rear elevation, which would be replaced with timber double glazed sash units. This is a welcomed enhancement to the designated asset, subject to the submission and approved of constructional and sectional details. The windows to the front elevation would be repaired and repainted.

The scheme would use appropriate traditional materials and would retain the last remaining pew attached to the back wall near to the main entrance.

Overall, this scheme is considered to represent an enhancement to the character and appearance of the Listed Building, which has seen some unsympathetic alterations over the years. The proposals would accord with the Authority's Adopted Policies and Section 16 of the NPPF 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.