

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0031

Development description: Listed Building consent for installation of replacement double glazed windows

Site address: Friars Cottage, Tommy Baxter Street, Robin Hoods Bay, Whitby

Parish: Fylingdales

Case officer: Miss Victoria Flintoff

Applicant: Anna Bell
Larkfield, Tofts Road, Pudsey, Leeds, LS28 7SQ

Agent:

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> <p>Document Description</p> <table><thead><tr><th>Document/Drawing No.</th><th>Rev. No</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing and Proposed Elevations</td><td>N/A</td><td>17 February 2023</td></tr><tr><td>Additional Joinery Details</td><td>N/A</td><td>17 April 2023</td></tr><tr><td>Email Correspondence Confirming Slim Line Double Glazing Specification</td><td></td><td>18 April 2023</td></tr></tbody></table>	Document/Drawing No.	Rev. No	Date Received	Existing and Proposed Elevations	N/A	17 February 2023	Additional Joinery Details	N/A	17 April 2023	Email Correspondence Confirming Slim Line Double Glazing Specification		18 April 2023
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Additional Joinery Details	N/A	17 April 2023												
Email Correspondence Confirming Slim Line Double Glazing Specification		18 April 2023												
3	BCMT05	Any pointing in the development hereby permitted should be based on a												

		typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand). Joints in stonework should be carefully raked out utilising hand tools narrower than the width of the joint to a minimum depth of 1½ times the width of the joint or until sound mortar is reached. Power tools including drills, grinders must not be used. The pointing shall thereafter be so maintained in that condition in perpetuity.
4	GPMT11	All new window frames and glazing bars shall be of timber construction and no other materials shall be used.
5	GPMT13	All new window frames in the development hereby approved shall be painted with a two tone colour scheme within six months of the date of installation and shall be maintained in that condition in perpetuity.
6	GPMT14	The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity.
7	GPMT20	External 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 PLO1	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 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.
4-7	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.

Informative(s)

Informative number	Informative code	Informative text
1	INF BC01	For the avoidance of doubt, no permission or consent is given for the removal of, or works to, any internal features other than as hereby approved without the prior submission to and approval by the Local Planning Authority of a formal application.

Consultation responses

Parish

No Objections

Publicity expiry

06 April 2023

Principal Elevation of Friars cottage, showing proposed windows for replacement



Background

Friars Cottage is a characterful modest dwelling in the heart of Robin Hoods Bay, tucked away in the higher-level rows of cottages on Tommy Baxter Street. The dwelling is comprised of stone under a pantile roof with dormer and the current windows are a combination of vertical sliding sash and casement.

Whilst there is no planning history, the building conservation officer concluded in the initial enquiry that the windows appear fairly modern 20th century single glazed installations and the listing description refers to traces of older, possibly stone -mullioned windows in masonry. The officer noted that the windows have been subject to repairs which have now failed, and the windows are in poor condition.

Along with the householder planning permission, this Listed Building consent application seeks to replace the windows on the front elevation with the incorporation of slim-line double glazing.

Main issues

Policy Context

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

Strategic Policy C relates to the quality and design of the development within the National Park. The policy seeks to ensure that proposals maintain and enhance 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 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 relates to historic settlements and reaffirms that development affecting the built heritage of the North York Moors should reinforce the distinctive character by fostering a positive and sympathetic relationship with vernacular architecture, culture, materials, and construction. This includes assets recognised through statutory designation such as Listed Buildings and Conservation Areas, but also non-designated assets of local or regional significance. Protection extends to the whole building, its curtilage, and certain structures within its domain. This policy seeks to resist development that results in the loss or harm to the significance of heritage assets.

Section 16 of the National Planning Policy Framework (NPPF) considers how proposals may conserve and enhance the historic environment and seeks to ensure any harm is avoided or mitigated. Proposals should include a positive strategy for conservation with the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses, understanding the wider social, cultural, economic, and environmental benefits, considering the character of a place

(Paragraph 190) and demonstrating the positive contribution to communities (Paragraph 197). Any harm or loss to the asset should require clear and convincing justification and any substantial harm should be refused unless it can be demonstrated that the public benefits and optimum viable use outweigh the harm to the heritage asset (Paragraph 202).

Material Considerations

This application, in conjunction with an application for planning permission seeks to replace the windows on the principal elevation with windows of largely the same style and mode of operation, only with the incorporation of slim line double glazing. The proposal reflects the advice provided during the initial enquiry which stated that the ground floor, first floor and dormer windows are relatively modern which appear to be C20 in origin with details that are not particularly traditional. There appears to be no historic glass, the repairs have failed, and the principle of replacement is considered acceptable given that the current windows are not worthy of retention.

In terms of Strategic Policy I, C and Policy ENV11, the proposal reflects the traditional architectural character of the property by recreating the existing style of the vertical sliding sashes on the ground floor and casements on first floor. The introduction of a horizontal sliding sash in the dormer is an enhancement especially as the proposal is constructed of timber with structural glazing bars. The proposal includes high quality materials and design, utilising timber and recreating traditional detailing which has a positive and sympathetic relationship with the vernacular character of the property as required by Policy ENV11. Although the proposal includes slim line double glazing, the impact has been reduced by the applicant confirming a minimal depth specification of 14mm. Given the poor state of the current modern windows and the replacement with sympathetic high-quality windows, the proposal is considered not harmful to Robin Hoods Bay Conservation Area or Listed building.

Conclusion

It is considered that the proposed windows do not pose a harmful impact on the special character of the Listed building or Conservation Area. Therefore, in view of the above, the amended proposal adheres to Strategic Policy C, Strategic Policy I and Policy ENV11 of the Authority's adopted policies, set out within the Local Plan. Therefore, the application is recommended for approval.

Pre-commencement conditions

N/A

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

The applicant has considered the initial enquiry response and as a result, a positive outcome has been achieved. 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.