

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0775

Development description: removal of bay windows, installation of four windows and infilling of stonework together with installation of louvre and roof fan

Site address: Dolphin Hotel, King Street, Robin Hoods Bay

Parish: Fylingdales

Case officer: Miss Emily Jackson

Applicant: Mrs Lydia Gibson
Raw Green Cottage, Raw, Whitby, YO22 4PP

Agent: Mr Capitano
5 Whitecliffe Rise, Swillington, Leeds, LS26 8QW

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text								
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.								
2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans: <table border="1"><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Rev. No</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Arrangements (Amended) .</td><td>DWG02</td><td>B</td><td>8th June 2023</td></tr></tbody></table>	Document Description	Drawing No.	Rev. No	Date Received	Proposed Arrangements (Amended) .	DWG02	B	8th June 2023
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Proposed Arrangements (Amended) .	DWG02	B	8th June 2023							
3	MC00	The windows in the development hereby approved shall accord with the cross-sectional details contained within the Proposed Arrangements (Amended) received 8th June 2023 and should utilise 12mm heritage glazed units with either a matching bead of putty or triangle timber fillet bead and shall be maintained in								

Document title

		that condition in perpetuity.
4	GPMT02	No work shall commence on the infilling of walls hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including new lintels and cills) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
5	GPMT12	No work shall commence to paint the windows and louvre in the development hereby approved until details of the paint colour/finish of the windows and louvre has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity.
6	GPMT15	The external face of the frame to all new windows shall be set in a reveal of a minimum of 60mm from the front face of the adjacent walling 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.
8	MC00	The external roof vent hereby permitted shall be coloured matt black and shall be maintained in that condition in perpetuity.
9	GPMT25	All rainwater and foul water goods shall be painted metal and thereafter be so maintained in that condition in perpetuity
10	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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 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.
4	RSN GPMT01	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.
5-10	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 Objection

Natural England

No Objection

Environmental Health

None Received

Third party responses

None Received

Publicity expiry

Advertisement/site notice expiry date – 5th May 2023

Photograph showing existing ground floor elevation of the Dolphin Hotel (Ye Dolphin Public Inn), Robin Hoods Bay.



Photograph showing existing two storey bay window on New Road elevation of the Dolphin Hotel, Robin Hoods Bay; bay window proposed to be removed and replaced with four sliding sash windows.



Photograph showing existing New Road elevation of the Dolphin Hotel, Robin Hoods Bay; timber louvre proposed to be installed on existing right hand upper window and metal roof vent to be installed on roof slope.



Background

The Dolphin Hotel, Robin Hoods Bay is a mid-terrace, part Grade II Listed Building located in the southeast of the Robin Hoods Bay Conservation Area which is protected by an Article 4 (2) Direction. The building is split across two levels and fronts two highways, with a Grade II Listed two-storey principal elevation fronting King Street, and a non-listed three storey rear elevation fronting New Road. The elevation fronting King Street provides the main access into the Dolphin Hotel, meanwhile the elevation fronting New Road provides the main access into the Ye Dolphin Public House which operates alongside the Hotel.

The Grade II Listed elevation is constructed using flemish bond painted brick with a slate roof and features white painted timber vertical sliding sash windows. The non-listed rear elevation of the building is constructed using a mixture of materials, with a protruding flat roof ground floor similar in appearance to the front elevation, and two set back upper floors with a left elevation of stone construction and two-storey timber bay window with blue cladding, and a right elevation of red brick construction and timber vertical sliding sash windows with stone lintels and cills.

There is no planning history for the site that would impact this application.

This application seeks permission to remove the existing two-storey bay window on the New Road elevation of the building and install four replacement sash windows in its place with the remaining gaps infilled with stone and mortar to match the building.

Since the submission of the application, further amended plans have been received to include the installation of a metal roof vent and square timber louvre on the New Road Elevation of the building to provide ventilation to serve the kitchen area of the building.

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 two storey bay window on the New Road Elevation of the Dolphin Hotel is of a poor-quality appearance and is not in keeping with the local vernacular. As such, the proposed replacement sash windows would offer a significant enhancement over the existing, showing a good quality design that utilises appropriate materials.

As set out in Part 1 of the Authority's Design Guide: General Principles, timber is a sustainable and traditional material seen throughout the National Park and should be utilised where possible. The proposed replacement sash windows would be of a traditional two over two, vertical sliding sash design of timber construction with stone lintels and cills. The proposed windows would be complementary to those seen on neighbouring buildings and those within the wider local vernacular, and therefore, their design is considered suitable for the building. For the avoidance of doubt, a condition has been applied for a stone sample to be submitted and approved before the elevation can be infilled.

The metal roof vent would be set back as far as possible to minimise visual impact on the character of the street scape and coloured black to remain complementary to the existing slate roof. Due to the topography of Robin Hood's Bay and the fact that the height of the roof vent would sit much lower than the surrounding ridge heights, the proposed roof vent is unlikely to be seen from wider views.

The proposed louvre would be of timber construction with a painted finish to match that of the existing windows. No alterations are proposed to the existing window opening or dimensions, and therefore, the installation of a louvre would not be considered to have a detrimental impact upon the character of the building.

The Authority's Building Conservation Team are satisfied that the cross-sectional details of the proposed windows are acceptable, and that the proposal would provide an enhancement to the building and Conservation Area providing that the windows are set back into reveals of a minimum of 60mm. Following the re-consultation period, no concerns were raised in regard to the installation of a metal roof vent and timber louvre and the agent has worked alongside the Building Conservation Team ensure the additions to not detract from the wider street scene.

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.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

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.