

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0650

Development description: installation of replacement uPVC windows and composite door to rear

Site address: Millstones, Egton

Parish: Egton

Case officer: Miss Victoria Flintoff

Applicant: Mr R Banton

Millstones, Egton, Whitby, YO21 1TX

Agent: Spectrum Design

fao: W Henderson, 12 Willow Close, Saltburn, Cleveland, TS12 1PB

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	<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>Proposed Elevations</td><td>00</td><td>28 September 2023</td></tr><tr><td>Proposed Specifications</td><td>00</td><td>28 September 2023</td></tr><tr><td>Email Confirmation of Colour</td><td>00</td><td>28 November 2023</td></tr></tbody></table>	Document/Drawing No.	Rev. No.	Date Received	Proposed Elevations	00	28 September 2023	Proposed Specifications	00	28 September 2023	Email Confirmation of Colour	00	28 November 2023
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3	GPMT10	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, glazing bar pattern, reveals, cills and lintels and shall be												

Condition number	Condition code	Condition text
		maintained in that condition in perpetuity.
4	GPMT20	External trickle vents shall be of the concealed type only and shall be maintained in that condition in perpetuity.
5	GPMT14	The external face of the frame to all new windows shall be set back into the reveal, either to match those of the existing window or deeper, and shall be maintained in that condition in perpetuity.
6	GPMT13	All new windows and doors shall be coloured off-white or light grey, as specified in the development hereby approved, and shall be 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 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.
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

Reason number	Reason code	Reason text
		and that the special qualities of the National Park are safeguarded.
6	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.

Highways

No Comments Received.

Third Party Response

Due to the location of the property within the Egton Conservation Area, any changes will be fairly prominent. There have been previous alterations without permission and there is very little justification for the replacement of the windows, especially in uPVC. uPVC is an inferior material to timber and should be avoided to prevent a negative impact on the Egton Conservation Area. Neighbouring homeowners have replaced their windows in timber.

Publicity expiry

16 November 2023

Front and Rear Elevation of Millstones, Egton



Background

Millstones Egton, is a fairly modern dwelling of traditional construction, built in the 1980s. It is centrally situated within the Egton Conservation Area.

Previous applications include the approval for the original construction of the dwelling and the approval of a rear extension in 2022 which is visible on the photos above, awaiting the determination of this application to complete the windows.

This application seeks permission to replace the existing windows along with the replacement of the door on the rear elevation.

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), Policy CO17 (Householder Development), 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.

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.

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.

Material considerations

This application seeks permission to replace the existing windows along with the replacement of the door on the rear elevation.

Replacement windows and door

Initially, the applicant was advised that replacement windows would be preferable in timber rather than uPVC, especially as the property is within a Conservation Area. However, the property is modern, and the current windows are not particularly characterful, comprising of stormproof timber windows. Through further negotiations, it was considered that uPVC could be accepted, provided they were of a high quality and followed the design intent of the existing windows. As such, whilst not preferable, the amended drawings, show high quality casements that match the style of the existing, including the arched windows on the side elevation which will appear the same. These concerns were highlighted within a third-party response but, regrettably, for the reasons outlined above, the replacements windows would not pose sufficient negative impact on the character of the conservation area for the application to be refusable.

It was initially proposed for the windows to be a pastel green. In terms of an enhancement in permitting uPVC, it was agreed for the proposed colour to be changed to an off-white/light grey shade, to be more sympathetic to surrounding properties. This is particularly important as although the property is modern, it is of a traditional style and as such any replacements should reduce any harmful impact on the wider Conservation Area.

Although it is regrettable that the applicant would not consider replacements in timber, the amendment and nature of the style of the current windows, with proposals to match the existing appearance, provides a design which is of a scale and form appropriate to the character of the dwelling and the wider setting in accordance with Strategic Policy C and Policy CO17. Negotiations have led to the consideration and improvement of the design details and finishes to ensure minimal harm to the architectural quality of the Egton Conservation Area and as such, the proposal is in accordance with Strategic Policy I and Policy ENV11.

Conclusion

In view of the above, the proposal conserves the appearance and architectural character of the dwelling and wider Egton Conservation Area. The application adheres to the North York Moors adopted policies, as outlined above, and is therefore, recommended for approval.

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

Not applicable.

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