

From:

To:

Subject: Comments on NYM/2024/0070 - Case Officer Miss Victoria Flintoff - Received from Mrs Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Date: 26 February 2024 09:55:21

This Planning Application was discussed at Fylingdales Parish Council meeting on 21.02.24 and the Councillors raised no objections.

Comments made by Mrs Jude Wakefield of Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Preferred Method of Contact is Email

Comment Type is No objection

From:
To:
Subject: Case NYM/2024/0070 - Bay Bank House, Station Road, Robin Hood's Bay
Date: 09 February 2024 14:39:44

Dear Victoria Flintoff,

Thank you for notifying The Georgian Group of application NYM/2024/0070 to undertake a scheme of works at Grade II listed Bay Bank House, Station Road, Robin Hood's Bay (RHB). The Group registers significant concerns with the application on the following grounds.

Bay Bank House is a handsome and characterful early-nineteenth-century house in an elevated and prominent position above Robin Hood's Bay. The building makes a strong contribution to the character of the Robin Hood's Bay conservation area and is highly visible in views up New Road.

The proposals are to replace the existing dormer to the south-east roof slope with a new enlarged dormer.

Advice and Recommendations

In the interest of brevity, The Group echoes and supports the comments and advice offered by the North York Moors NPA Conservation Officer in their letter of 31st January 2024.

The Group further raises concerns that no discussion is offered of the impact of the proposed dormer on the historic roof structure of Bay Bank House. We highlight that installing the proposed dormer would require the loss of historic joinery from the roof structure however the amount and extent of removal is entirely undiscussed. We advise therefore that the application fails to meet the requirements of NPPF paragraph 200, and that this lack of information may prevent the LPA from fulfilling their obligations under paragraph 201.

We recommend that the applicant submits further information explaining the age, condition and significance of the existing roof structure and discussing the impact of the proposed dormer thereon.

We emphasise and echo the Conservation Officer's advice that the design and size of the proposed dormer is unsympathetic and non-traditional and would greatly increase the bulk of the roof causing harm to the historic character and aesthetic value of Bay Bank House as a listed heritage asset. We therefore must advise that we consider the application fails to meet the requirements of NPPF (2023) paragraph 205.

The justification for the proposed dormer is furthermore neither clear nor convincing as it is unclear how an enlarged dormer window would make the building safer by providing a larger escape, which still exits onto an inaccessible precipitous roof slope. We advise that to demonstrate fire escape as a clear and convincing justification the applicant should demonstrate that other options have been considered. We further advise that we consider the same fire escape provision could be achieved with a better designed window within the existing dormer. We advise that the application thereby fails to meet the requirements of NPPF paragraph 206.

We further echo the Conservation Officer's concerns that the dormer would also be prominent in public views within the RHB Conservation Area north up New Road and would have a negative impact on the integrity of the conservation area's historic character.

We also echo the advice that the proposal has the potential to set a precedent for the introduction of large and unsympathetic dormers of non-traditional designs within the RHB Conservation Area. We recommend that the LPA should be mindful of this potential in determining whether to grant consent.

Conclusion

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings. Under

section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 they also have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The Group registers significant concerns that the proposed dormer window would cause significant and irreversible harm to the special architectural and historic significance of Bay Bank House as a Grade II listed building and would erode the historic character and integrity of the RHB Conservation Area.

We recommend that the applicant withdraws this application and revises it to address the abovementioned concerns. If the applicant is unwilling to do so, listed building consent should be refused.

Yours sincerely,

Thomas Whitfield, PhD, MLitt, BA (hons)
Conservation Adviser, Northern England

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From:
To: [Planning](#)
Subject: Comments on NYM/2024/0070 - Case Officer Miss Victoria Flintoff - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 31 January 2024 15:58:35

Objection

Bay Bank House is a grade 2 listed building located at the start of the Conservation Area of Robin Hoods Bay. Therefore, this application has been assessed in accordance with Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 on The National Planning Policy Framework paragraphs 195, 205 and 208. As well as Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

Bay Bank House is a well maintained holiday cottage in a prominent position on New Road. Both its front and rear elevation can be seen when coming into or leaving the Conservation Area.

This new dormer was built in 2004, looking at this past application a dormer was proposed on the rear and front elevations. I note that both the Parish Council and Conservation Officer had concerns at the time and so after the removal of the rear dormer and the reduction in size of the front elevation dormer the application was passed after going to Committee.

The current dormer is small in size and is comparable to other listed buildings in the Conservation Area. It is single glazed, with lead cheeks and a slight pitch roof in slate. The proposed will greatly increase the length of this dormer and cause added bulk to the roofscape. The size and design of the dormer is not traditional for a listed building and early 19th century property. The proposal will set a precedent for new dormers of its size on the front elevation of listed buildings in the Conservation Area. It is therefore objected to under less than substantial harm to the setting of the listed building and the Conservation Area.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 618743