

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2024/0016

**Development description:** Listed Building consent for installation of replacement rooflight to front elevation

**Site address:** 7 Bloomswell, Robin Hoods Bay

**Parish:** Fylingdales

**Case officer:** Miss Emily Jackson

**Applicant:** Mrs R King

Ebor Cottage, Thorpe Green Bank, Fylingthorpe, Whitby, YO22 4TU

**Agent:** BHD Design Ltd

fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

## 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><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location &amp; Block Plan</td><td>D12654-01 Rev A</td><td>03/01/2024</td></tr><tr><td>Existing &amp; Proposed Elevation</td><td>D12654-02 Rev A</td><td>03/01/2024</td></tr><tr><td>Rooflight details</td><td>---</td><td>11/03/2024</td></tr></tbody></table>	Document Description	Document/Drawing No.	Date Received	Location & Block Plan	D12654-01 Rev A	03/01/2024	Existing & Proposed Elevation	D12654-02 Rev A	03/01/2024	Rooflight details	---	11/03/2024
Document Description	Document/Drawing No.	Date Received												
Location & Block Plan	D12654-01 Rev A	03/01/2024												
Existing & Proposed Elevation	D12654-02 Rev A	03/01/2024												
Rooflight details	---	11/03/2024												

### 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.

### Informative(s)

Informative number	Informative code	Informative text
1	MC INF03	The applicant is advised that this permission cannot be implemented until the associated planning permission consent has been approved by the Local Planning Authority.

### Consultation responses

#### Parish

No objections

#### Third party responses

None received.

#### Publicity expiry

Advertisement/site notice expiry date – 13/03/2024

**View shows existing roof light, and rear single storey of the building.**



## Background

7, Bloomswell is a grade II listed mid terrace property with a clay pantile roof located in a small Georgian terrace. The front elevation of the building is three storeys and a single storey to the rear. The building features timber fenestration, and the current rooflight is cast iron. The site is perpendicular to New Road which is the main road leading into Robin Hoods Bay.

The site has no previous application history.

The application seeks listed building consent for the installation of a new roof light to the rear roof slope of the building, replacing the existing cast iron Victorian roof light, which is beginning to degrade. The applicant has stated the new rooflight would be made from aluminium.

## Main issues

### Local Plan

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 of the NPPF paragraphs 200 and 201, as well as: -

**Strategic Policy I (The Historic Environment)** seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

**Policy ENV11** relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

### Material considerations

The rooflight replaces another one which has failed and is now causing damp problems. Its replacement will be a Conservation Rooflight in a similar size to the existing. The Building Conservation Officer has no objections as no harm to the listed building, the Conservation Area, or their settings would be caused.

To conclude, the roof light proposed would be well designed, of appropriate dimensions and would sit flush with the roof tiles. Therefore, it is considered its installation would not result in any loss of or harm to the significance of the designated asset.

Consequently, 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**

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