

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2024/0067

**Development description:** installation of replacement rooflight

**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: Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB, United Kingdom

## 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>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>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	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												
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 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

Reason number	Reason code	Reason text
		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 INF06	Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

### Consultation responses

#### Parish

No Objections

#### Third party responses

None Received

#### Publicity expiry

14 March 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.

This application seeks planning permission for the installation of a replacement roof light to the rear roof slope of the building, replacing the existing cast iron Victorian roof light, which is beginning to degrade. The replacement rooflight would be of the same dimensions as the existing roof light and would be of aluminium construction.

There is also a companion application for Listed Building consent for the proposal that has been determined under ref NYM/2024/0016.

## Main issues

### Local Plan

The most relevant policy contained within the North York Moors National Park Authority Local Plan 2020 to consider with this application are Strategic Policy C (Design), Strategic Policy I (Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage).

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. In the case of extensions and alterations to the existing dwelling, extensions should be subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

### **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 or wider Conservation Area.

In view of the above, 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.