

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0312

Development description: Listed Building consent for alterations to staircase and creation of shower room at ground floor level

Site address: Georgian House, King Street, Robin Hoods Bay

Parish: Fylingdales

Case officer: Miss Victoria Flintoff

Applicant: Mrs Terry-Ann Whiteley

Friary Cottage, Rotherham Road, Tickhill, South Yorkshire, DN11 9NL

Agent: Michael Miller Architectural Consultant

fao: Michael Miller, 16 Park View, Glaisdale, Whitby, YO21 2PP

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	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	MC00	All historic timber windows, ceiling features, panelling and doors are to remain as existing and and measures should be taken to secure and protect the features against accidental loss or damage.
4	BC19	There should be no alteration or replacement of the historic timber floor or ceiling boards (except for the new small pipes as indicated on the drawings). If it is found that significant repairs or replacement timbers are required, it should not be carried out until a method statement has been submitted to and approved in writing by the Local Planning Authority.

Condition number	Condition code	Condition text
5	GPMT10	Any new skirting, doors and associated architraves in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, external finish and shall be maintained in that condition in perpetuity.
6	BC20	The new internal stud walls hereby approved shall be constructed so as to scribe around existing skirting, dado, cornice and other similar mouldings and shall not cut into or in any way damage the said architectural features.
7	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted (including any existing white pipes) shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
8	MCO0	Vertical timber panelling (to match the historic style, such as the wider boards below the staircase in the same room as the new shower room), either full or half height, should be applied to the internal face of the new shower room walls. Any alternative proposal or plaster works other than those approved, should be approved in writing by the Local Planning Authority.

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.
3-4	RSN BC04	In order to comply with the provisions of Strategic Policy I and Development Policy ENV11 this seek to ensure that alterations to Listed Buildings do not have an unacceptable impact on the buildings special historic or architectural interest.
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

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		the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6	RSN BC04	In order to comply with the provisions of Strategic Policy I and Development Policy ENV11 this seek to ensure that alterations to Listed Buildings do not have an unacceptable impact on the buildings special historic or architectural interest.
7	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.
8	RSN BCMT03	For the avoidance of doubt and in order to comply with the provisions of Policy ENV11 of the North York Moors Local Plan which seeks to ensure that alterations to heritage assets do not have any unacceptable impact on the special architectural or historic interest of the building.
Informative(s)		
Informative number	Informative code	Informative text
1	INF BC01	For the avoidance of doubt, no permission or consent is given for the removal of, or works to, any internal features other than as hereby approved without the prior submission to and approval by the Local Planning Authority of a formal application.

Consultation responses

Parish

No Objections. However, there were reservations regarding the potential harm created by the alteration of the staircase.

Publicity expiry

14 June 2024

King Street elevation of Georgian House



Background

Georgian House is a character Grade II listed property located towards the top of King Street within the Robin Hoods Bay Conservation Area, overlooking the sea. The property was previously two cottages which have amalgamated into one dwelling; however, the former layout remains evident with a pair of front doors to the King Street elevation.

Upon reviewing the Authority's records, the previous planning history relates to the approval of tanking to the basement, replacement of defective floor joist and insertion of tie rods in the late 1990s. This was followed by approval in 2020 for consent to remove the exterior paintwork and repainting with limewash which has not been carried out.

This application seeks permission to construct a shower room within the ground floor of the property which includes altering the bottom of the existing staircase.

Main issues

Local Plan policy context

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy I (The Historic Environment) and Policy ENV11 (Historic Settlements and Built Heritage).

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.

Statutory duties

Section 16 of the National Planning Policy Framework (NPPF) is relevant as it considers how development proposals may conserve and enhance the historic environment and seeks to ensure any harm is avoided or mitigated. Proposals should include a positive strategy for conservation with the desirability of sustaining and enhancing the significance by considering viable uses, understanding the wider social, cultural, economic, and environmental benefits and considering the character of a place and associated communities (Paragraph 190 & 197). Paragraph 200 goes on to state that

any harm or loss should require clear and convincing justification and any substantial harm should be refused unless it can be demonstrated that the public benefits and optimum viable use outweigh the harm (Paragraph 202).

With respect to any buildings or other land in a conservation area, the Authority has a general duty when exercising its planning functions, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and using any powers under the provisions mentioned in subsection (2), to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Material considerations

This application seeks listed building consent to construct a shower room within the ground floor of the property which includes altering the last four treads of the existing staircase.

It is worth noting that a previously approved tanking system was evident within the basement with some breeze block walling above when we visited, and the room appears fairly damp with some decay to the timbers. Whilst this method was approved previously, it is no longer supported due to the subsequent impermeability and decay it results in and as such, we advised that a heritage minded surveyor should be consulted where the applicant intends to address the damp and moisture problems.

When considering the impact of the proposal on the existing fabric of the building, there were initial concerns regarding the staircase and any surrounding features. As such, a site visit was carried out and it was confirmed that the current ground floor stairs are a modern replacement compared to the more traditional winders on the upper floor levels. However, there is some historic timber panelling and door below the stairs which has been conditioned to not be altered or removed in any way. For the avoidance of doubt, a condition has also been applied which prevents any harm to any historic floorboards should they be found under the modern floor covering.

The most harmful intervention is the insertion of new pipes which have been kept minimal, and where they protrude externally, are to be painted or coloured black. The conservation officer suggesting conditioning that the current white pipes should also be coloured black when next feasible. As the current plans note that new plaster boarding/plasterwork is required, and the walls are of traditional construction, it has been decided to require a specification by condition as although the function is likely to create more moisture, the walls need to be maintained as 'breathable'. Improved ventilation is required throughout the property.

The Authority's building conservation officer raised no objections and as such it is considered that the proposal has been designed sympathetically in accordance with Strategic Policy I and Policy ENV11, with minimal harm to the fabric of the listed building or wider setting.

Conclusion

In view of the above, the proposal conserves the significance and architectural character of the host dwelling and Robin Hoods Bay conservation area. The application adheres to national statutory policies and 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 to the applicant/agent that the development is likely to improve the economic, social, and environmental conditions of the area.