

# North York Moors National Park Authority

Borough: Scarborough Borough Council (North)  
Parish: Fylingdales

Application No. NYM/2016/0612/LB

**Proposal:** Listed Building Consent for the reinstatement/replacement of rear window with door

**Location:** 10 Sunny Place, Robin Hoods Bay

**Decision Date:** 14 October 2016

## Consultations

**Parish** - Object. It would block light to neighbouring homes. It is too tall and overbearing. It would have an adverse effect on the streetscape.

**Fylingdales Village Trust** -

**Society for the Protection of Ancient Buildings** -

**Natural England** - No objection.

**Advertisement Expiry Date** - 07 October 2016.

**Others** - Mrs Carol Foster, Coralline, Silver Street, Robin Hoods Bay - Object to the plans to increase the height of this historic old bakehouse. The street to the front is very narrow and already admits little natural light into the kitchen of "Hunter's Keyhole" opposite. The increased roof height would reduce this natural light and also adversely affect the adjoining steps which have recently been resurfaced to improve safety. The application would set an unwelcome precedent. It would change the character of this corner of the Conservation Area and encourage others to extend vertically to provide additional holiday letting space.

## Director of Planning's Recommendation

that Listed Building Consent be **granted** subject to the following conditions:

1.	TIME02	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Plan &amp; Block Plan</td><td>D10994-01 A</td><td>11 August 2016</td></tr><tr><td>Proposed Plans &amp; Elevations (Part Superseded)</td><td>D10994-03 C</td><td>11 August 2016</td></tr><tr><td>E-mail from N Duffield, BHD Partnership</td><td>N/A</td><td>22 November 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site Plan & Block Plan	D10994-01 A	11 August 2016	Proposed Plans & Elevations (Part Superseded)	D10994-03 C	11 August 2016	E-mail from N Duffield, BHD Partnership	N/A	22 November 2016
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3.	MATS00	The new external door and door frame hereby permitted shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.												

28<sup>th</sup> Nov. 2016.

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4.	MATS00	No work shall commence on the installation of the door in the development hereby approved until detailed plans showing the constructional details and external appearance (including finish) of the external door and frame (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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#### Reason for Conditions

1.	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	MATS03	For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
4.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.

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**Background**

10 Sunny Place is a modest unit of residential accommodation located in the heart of Robin Hoods Bay Conservation Area and which is Grade II Listed. The property is single storey of stone under pantile construction, attached to a traditional cottage, typical of Robin Hoods Bay. The nature of this part of the village is characterised by a dense layout of individual properties accessed only by narrow footways and passages. The single storey part of the building to which this application relates is roughly triangular on plan and lies immediately adjacent a set of stone steps, very close to a dwelling at the apex of Sunny Place known as the Keyhole. The streets and properties in this area are at differing levels resulting in an unusual layout and very little outdoor amenity space.

The property has a relatively rich planning history dating from the mid-1970s; prior to that, the single storey unit had been the village bakehouse. Very briefly, the planning history comprises:

- the properties now known as 9 and 10 were occupied as one property with the bakehouse attached.
- An application for the construction of a first floor extension over the bakehouse and enlargement of dormers in the main dwelling was refused in 1975.
- An application for the conversion of the bakehouse to a flat/bedsit (no extensions) was refused in 1976.
- An application for the conversion of the bakehouse to form a lounge and shower room for No.9 was approved in 1977.
- An application for the sub-division of No.9 Sunny Place to create two dwellings was approved in 1987.

This application seeks listed building consent for the reinstatement of a door at the rear of the property where a window currently exists. It is clearly evident that there has previously been a door opening in this position but it has been partially blocked up to allow for the window. Although the application proposes a part-glazed timber door, no specific joinery details have been submitted.

As originally submitted, the application included a first floor extension over the single store element to provide a further bathroom. However, following Officer concerns and objections from the Authority's Building Conservation Officer, Parish Council and a neighbouring occupier, the first floor extension has been omitted from the scheme.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 5 (Listed Buildings).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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DP5 only permits alterations, extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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