

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Hawsker-Cum-Stainsacre	Application No. NYM/2018/0224/LB
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Proposal: Listed Building consent for erection of a satellite dish

Location: Whitby Lighthouse Cottages
Whitby

Decision Date: 15 June 2018

Consultations

Parish – Supports the application

Site Notice Expiry Date – 14th June 2018


Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME13	The permission hereby granted is valid only for five years from the date of this permission and the satellite dish shall be removed from the site before this consent expires and the site restored to its former condition before that date.
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Reason for Condition(s)

1.	RSNTIME OO	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended and to allow the Local Planning Authority to reconsider the need and impact of the satellite dish in the light of technological advances on this sensitive Grade II Listed Building in accordance with Development Policy 5 of the NYM Local Development Framework.
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Signature: 	Date: 15/6/18
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Background

The site is located in an isolated position on the cliff edge to the south of Whitby. The building consists of two single storey keepers' cottages, which are divided by the lighthouse tower. The lighthouse and attached cottages are Grade II Listed Buildings. The cottages are constructed of red brick, rendered and painted white under a slate roof.

This application seeks listed building consent for the installation of a satellite dish to the southern elevation of the building. A temporary consent was granted in 2008 and 2013 for the installation of a satellite dish for a period of 5 years, with the 2013 consent lapsing on 26th June 2018.

The Cleveland Way, a Public Right of Way passes along the lane to the front of the property.

Main Issues


The main issue is considered to be whether the proposed dish would have an unacceptable impact on the character or fabric of the host listed property.

The relevant policy of the Local Development Framework is Development Policy 5 which requires that proposals for the alteration, extension or change of use of a Listed Building, or the construction of any structure within its curtilage, do not have an unacceptable impact on the special historic or architectural interest, or the setting, of the listed building.

The agent states that this application is a result of the relocation of the serving transmitter mast in 2007 by the broadcaster. As a result, the lighthouse cottages were left without a television signal. The cottages are let commercially as holiday cottages and the paying guests expect to be able to watch television. The only solution is to install a satellite dish. The proposed satellite dish has not raised any objections from either the Parish Council or the Authority's Buildings Conservation Officer. It is considered that as the proposed dish is coloured black, taken together with its siting against the black painted chimney stack and the dark colour of the slate of the host property, its visual impact will be significantly reduced.

There can be no doubt that the dish does, to some degree, harm the character and appearance of this listed building however, having regard to the extenuating circumstances set out above it is considered that a temporary permission is appropriate and allows the Authority to reassess the situation in the future.

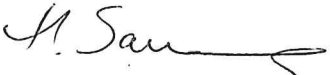
In view of the above, approval is recommended.

Signature: 	Date: 15/6/18
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Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature: 	Date: 15/6/18
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