

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2018/0232/FL

Proposal: installation of replacement timber windows and doors together with rebuilding of boundary wall

**Location: York House
King Street
Robin Hoods Bay**

Decision Date: 20 June 2018

Consultations

Parish – The parish council supports the application, but have concerns that the character of the building is not compromised.

Natural England – No objections

Site Notice Expiry Date – 1 June 2018

Others –

Georgian House – As immediate neighbours to York House, we have read all the planning documents submitted and consider the proposed work to be in the best interests of the amenity of the building and the area. We fully support the sympathetic and sensible suggestions for the renovation of the property.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	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>Proposed Ground Floor Plans</td><td>193/10a</td><td>5 June 2018</td></tr><tr><td>Proposed First Floor & Second Floor Plans</td><td>193/11a</td><td>5 June 2018</td></tr><tr><td>Proposed Elevations I</td><td>193/12a</td><td>20 June 2018</td></tr><tr><td>Proposed Side (East) Elevation</td><td>193/13a</td><td>5 June 2018</td></tr><tr><td>Proposed Kitchen Window Frame</td><td>193/14a</td><td>5 June 2018</td></tr><tr><td>Proposed External Door</td><td>193/17</td><td>16 April 2018</td></tr><tr><td>Proposed Details</td><td>193/18</td><td>16 April 2018</td></tr></tbody></table>	Document Description	Document No.	Date Received	Proposed Ground Floor Plans	193/10a	5 June 2018	Proposed First Floor & Second Floor Plans	193/11a	5 June 2018	Proposed Elevations I	193/12a	20 June 2018	Proposed Side (East) Elevation	193/13a	5 June 2018	Proposed Kitchen Window Frame	193/14a	5 June 2018	Proposed External Door	193/17	16 April 2018	Proposed Details	193/18	16 April 2018
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Signature:




Date:

20/6/18

		or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3.	GACS00	No works shall take place to the exterior of the building until a structural report including details and specification for the proposed structural works and masonry replacement noted on the drawings hereby approved has been submitted for the written approval of the LPA. Thereafter the works shall be carried out in strict accordance with the details approved unless any minor variation is agreed in writing with the LPA.

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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.	GACS05	In order to 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 National Park and ensure that new development is of a high quality and respects the character of the locality.

Signature: 	Date: 2016/18
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Background

The application relates to York House, a Grade II Listed Building located on Kings Street within Robin Hoods Bay Conservation Area. York House dates from c.1840 and is constructed of stone with a slate roof.

This application seeks planning permission for the replacement of external doors and window frames and the rebuilding of the boundary wall. A listed building application has also been submitted for the above works as well as internal alterations.

Main Issues

The main planning policies of consideration are Development Policy 4 (Conservation Areas), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

Development Policy 4 of the Local Development Framework 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.

Development Policy 5 of the Core Strategy and Development Policies Development only permits 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.

DP19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting.

Our Building Conservation Officer has been consulted on this application and their comments are summarised below.

It is our opinion that even though the listing states the property dates from c.1840, the property is likely to display parts dating from the 17th or 18th centuries. It is thought that the front gable is characteristic of an earlier building form, and the masonry on the King Street elevation looks like it incorporates an earlier narrower gable. The window surrounds to the first floor are particularly characteristic of late 17th/early 18th century moulded window surrounds. It's evident that the face of the masonry has been damaged by historic rendering and subsequent render removal, but nevertheless its irregular character and evidence of historic arrangement and mouldings is important to the legibility of the building. Hence, the

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existing masonry should be retained wherever possible, unless it is clearly the product of poor quality modern workmanship.

In respect of the external boundary wall, the applicant proposes to take down the wall to deck level, and rebuild it in natural stone to a minimum of 215mm thick as it is believed the existing thickness of the wall is not adequate for such an exposed area. No objections have been raised to these works, but it is recommended that the existing stone is reused with new reclaimed stone to match, and that it comprises traditional double skin construction rather than render being applied to the internal face.

The kitchen window design is acceptable, but sections are considered to be oversized therefore amendments are sought.

The front door is a historic 19th century panelled door, the top half altered in the later 20th century to accommodate four glazed panes. It is therefore considered that any replacement should precisely replicate the proportions, sections, mouldings and construction of the existing. Furthermore, the existing historic door furniture should be transferred to the replacement door.

The replacement of the front first floor lintel window masonry would not be supported as it is considered to be a historic feature. It is therefore requested that the lintels should instead be supported in situ by discreet steelwork. The existing sills however are not considered to be part of the historic window surround and therefore no objections have been raised to their replacement with continuous sills.


The front second floor window sills appear to be historic and their replacements would not be supported. It is therefore requested that the existing windows are repaired instead.

In light of these comments, amendments were received reflecting the traditional construction of the boundary wall, lead weight balanced sashes and retention of the historic door furniture as requested.

The Parish Council and residents of Georgian House (adjacent property) both support the application. With the amendments detailed above, it is not considered that the proposal will harm the historic character of the listed building or its setting and therefore planning approval is recommended.

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: 20/6/18
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