

North York Moors National Park Authority

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

Application No. NYM/2017/0677/LB

Proposal: Listed Building consent for installation of replacement timber windows and door

Location: Beadle Cottage, New Road, Robin Hoods Bay

Decision Date: 08 December 2017

Consultations

Parish – Supports the application because it will take the property back to what it should be.

Fylingdales Village Trust -

SPAB -

Advertisement Expiry Date – 24 November 2017

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="0"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Replacement window details from Mark Laycock</td><td></td><td>10 May 2018</td></tr><tr><td>Replacement door and window details from Mark Laycock</td><td></td><td>6 July 2018</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	Replacement window details from Mark Laycock		10 May 2018	Replacement door and window details from Mark Laycock		6 July 2018
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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.

Signature:



Date:

18/11/18

Application Number: NYM/2017/0677/LB

Background

Beadle Cottage is a grade II listed building situated in the heart of Robin Hoods Bay, on the west side of New Road which leads down to the harbour. It is one of a pair of houses built in the late 18th century in herringbone-tooled coursed sandstone under a pantile roof.

Listed building consent is sought for the installation of replacement windows to the front elevation of the property. The ground floor living room window and first floor bathroom window will be replaced with timber vertical sliding sash Heritage double glazed units with the addition of a stone cill to the ground floor window, whereas the first floor bedroom window will be replaced on a like-for-like basis reusing the historic glass and replacing the cracked panes with salvaged mouth blown glass. In addition the front door is to be replaced with a traditional four panelled timber door fitted to the existing frame.


Main Issues

The most relevant policy of the Core Strategy and Development Policies Document is Development Policy 5 (Listed Buildings) which seeks to ensure that alterations to a listed building do not have an unacceptable impact on the special historic or architectural interest of the building.

The proposal will replace the modern casement windows to the front elevation of the property with traditional vertical sliding sash slim Heritage double glazed units along with the addition of a stone cill to the ground floor window which will enhance the character and appearance of the property. The replacement of the first floor historic window on a like-for-like basis reusing the historic glass will ensure that the loss of historic fabric is kept to a minimum. As such the proposal is considered to meet with the requirements of Development Policy 5 and 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: 18/7/18
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