

North York Moors National Park Authority

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

Application No. NYM/2018/0328/LB

Proposal: Listed Building consent for internal re-plastering works to Chancel and Vestry walls

**Location: Church of St Stephen
Church Lane
Fylingdales**

**Decision Date: 27 July 2018
Extended to:**

Consultations

Parish – No objections

Advertisement Expiry Date – 13 July 2018

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME02	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

Signature:




Date:

23 July 2018

Application Number: NYM/2018/0328/LB

Reason for Condition(s)

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.

Signature: 	Date: 23 July 2018
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Background

The Church of St Stephen is a Grade I listed building constructed in herringbone-tooled stone with ashlar dressings built in 1821. It is located to the west of Robin Hoods Bay in an exposed position. Accommodation comprises a nave, chancel, vestry and south porch.

The interior walls of the Church are plastered with a lime and sand mix, but moisture is evident in the building with sections flaking and algal growth forming. This application seeks listed building consent for the removal of the existing failed internal plaster to the chancel and vestry wall. Once dried a new lime plaster finish will then be applied.


Main Issues

The main planning policy of consideration is Development Policy 5 of the Core Strategy and Development Policies Development which 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.

The Authority's Building Conservation Officer has been consulted in relation to this application and queries were raised as to whether the applicant had considered a more permeable and absorbent plaster given the high moisture levels present in the building.

However, it was thought by the architect involved that the long term performance of alternatives such as hot lime mix incorporating pure lime had not yet been tested and that there were limited contractors available who have experienced dealing with such materials. In light of this, our Building Conservation Officer had no objections to this proposal, notwithstanding the original advice to consider alternative lime mixes.

In light of the above, it was considered that the proposed works would not be contrary to DP5 and therefore planning approval is recommended.

Signature: 	Date: 23 July 2018
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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:

23 July 2018