

North York Moors National Park Authority

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

Application No. NYM/2018/0331/LB

Proposal: Listed Building consent for insertion of additional rear rooflight and creation of bathroom at first floor level

**Location: Rose Cottage
Thorpe Green Bank
Fylingthorpe**

**Decision Date: 19 July 2018
Extended to:**

Consultations

Parish – No comments

Site Notice Expiry Date – 05 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.	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 Option 3 Plans And Elevations</td><td>D11361-06</td><td>30 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	Proposed Option 3 Plans And Elevations	D11361-06	30 July 2018
Document Description	Document No.	Date Received						
Proposed Option 3 Plans And Elevations	D11361-06	30 July 2018						
3.	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						

Signature:



Date:

13/8/18

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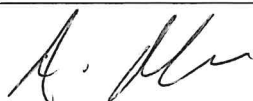
Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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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.
3.	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.

Signature:



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Background

This application relates to Rose Cottage, a Grade II Listed Building located within Fylingthorpe Conservation Area. Rose Cottage is a politely-designed village house dating from the late eighteenth century of significant architectural quality, exemplified in its fine herringbone tooled sandstone construction, symmetrical 4- windowed front elevation, use of vertical sash windows and finely-detailed front door set design. It largely retains its historic floorplan except for the addition of two lean-to extensions to the rear in the latter half of the twentieth century. These are of modest size and well-proportioned in relation to the host building. The building is very attractively-situated on the corner of Thorpe Green Bank and Middlewood Lane, meaning that all elevations are visible within the streetscape - particularly due to its elevation above the road level, and surrounded by a handsome stone boundary wall. It possesses strong architectural interest (aesthetic heritage values) due to its design, form and materials; and historical interest (historical illustrative values) as a well preserved example of a small polite Georgian house within Fylingthorpe.

The original application sought listed building consent for the construction of a single storey rear extension, insertion of second floor window to east elevation and rooflight to rear elevation. However, this has since been amended to comprise the insertion of an additional rear rooflight and creation of bathroom at first floor level. This was due to an objection received from our Building Conservation Officer which considered the extension and first floor window unacceptable.

Main Issues

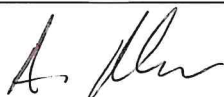
The main issue relevant in this application is whether the proposal would have an unacceptable impact on the special historic or architectural interest, or the setting of the Listed Building in accordance with Development Policy 5.

The Authority's Building Conservation Officers comments are displayed below:

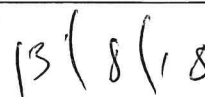
1. Extension: The proposed extension would relate poorly to the character of the listed building due to its extension beyond the western gable of the building; its projection beyond the northern wall of the existing two storey lean-to; the excessive length of its shallow-pitched roof; and the poor relationship of its window designs to the existing building. These elements would in combination result in an incongruous addition that would detract from the architectural character of the listed building. Internally it would result in a kitchen which was larger than any other room in the house which would undermine the historic spatial character in terms of the balance between the original rooms and the modern service accommodation. I am unable to suggest any amendments which would make this extension acceptable due to the size of the footprint proposed, and consequently I would object to this extension and recommend that it is omitted.

2. Window 20 to upper gable: The proposed window would be harmful to the architectural character of the gable end. A single off-set gable window is characteristic of traditional buildings, but gables are traditionally relatively blank and multiple windows, particularly in the

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same floor, are unusual. In this case, the gable is narrow, the existing window is already large and the addition of a second window in such close proximity would appear intrusive, particularly in the prominent location proposed (see attd image). It would also cause harm to the fine quality stonework. I would object to this window and recommend that it is omitted.

3. Rooflight: The proposed rooflight would be within the rear roofslope where rooflights are traditionally located. A pair of rooflights would not appear excessive. Providing it matched the existing fixture I have no objection to this addition.

4. En-suite bathroom: The addition of an ensuite bathroom as proposed would not compromise the character of the attic space and I have no objection to this addition.

In light of these comments, the proposal was amended to include a smaller extension. However, the amendments were still not considered appropriate and therefore it was requested that the first floor window and extension was omitted from the application. Amended drawings were received and no objections were raised, therefore this application is considered to be in accordance with 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:

