

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2018/0416/LB

Proposal: removal of condition 1 of Listed Building consent NYM/2018/0224/LB to allow permanent siting of satellite dish

**Location: Whitby Lighthouse Cottages
Whitby**

**Decision Date: 16 August 2018
Extended to:**

Consultations

Parish – Supports this application because it makes sense not to have to make repeated applications.

Site Notice Expiry Date – 23 July 2018

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	MISC00	The satellite dish hereby approved must be removed should it no longer be required at the property.
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Signature: A. Muir

Date: 14/08/2018

Application Number: NYM/2018/0416/LB

Reason for Condition(s)

1.	MISC00	In order to comply with the provisions of NYM Development Policy 5 which seeks to protect the architectural character of Listed Buildings.
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Signature: A. Muir	Date: 14/08/2018
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Application Number: NYM/2018/0416/LB

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 planning permission for the removal of condition 1 of Listed Building Consent NYM/2018/0416/LB to allow for the permanent siting of a satellite dish already installed on the property. A temporary consent has been granted consecutively in 2008, 2013 and 2018 for the siting of this satellite dish.

Main Issues

This main issue relevant to this planning application is whether the permanent siting of the satellite dish would have an unacceptable impact on the character or fabric of the host listed building.

The relevant policy of the North York Moors 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 lighthouse and attached cottages are currently used for holiday lettings, and due to the relocation of a serving transmitter mast in 2007, there is no signal at the property unless a satellite dish is installed. The satellite dish is painted black and located on the black chimney stack and therefore it is not prominent on the property.

The Parish Council have supported the application stating that it makes sense to grant a permanent consent given that a temporary consent has been granted three times already.

The Authority's Building Conservation Officer has objected to this proposal as it was considered that the siting of a satellite dish would harm the character of the Listed Building, and due to the fact the signalling in the area is due to improve in 2019, only a temporary consent should be granted. However, given that three temporary consents have been issued already we consider it to be unreasonable to retain the condition requiring a new application to be submitted every five years. A varied condition has therefore been applied requiring the applicant to remove the satellite dish should it no longer be required as it is felt this meets the concerns of our Building Conservation Officer and also helps to avoid repeated applications in the future. In light of this, the removal and variation of condition one of NYM/2018/0224/LB is not considered to be contrary to DP5 and therefore approval is recommended.

Signature: A. Muir	Date: 14/08/2018
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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: A. Muir	Date: 14/08/2018
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