



PLANNING CONSULTANCY SERVICES

Design & Access Statement

NYMNPA

22/08/2018

Providence Heath, Whitby Road,
Cloughton, Scarborough YO13 ODX

Listed Building consent for the addition of 1no. conservation
rooflight

for Mr and Mrs Burnett

22 August 2018

Version 1.0

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Design & access statement

Client: **Mr and Mrs Burnett**

Planning Consultants: **Fusion 13**

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Checked by: Lee Marsh, Managing Director

Date: 22 August 2018

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Property/project:

Providence Heath, Whitby Road, Cloughton, Scarborough YO13 0DX

Listed building consent for the addition of 1no. conservation rooflight

Registration of revisions

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1 Introduction

Fusion 13 have been instructed by the client to submit a listed building application in relation to the area outlined in red on the attached location plan. The site address is Providence Heath, Whitby Road, Cloughton, Scarborough YO13 0DX.

The client has instructed an addition of 1no. conservation rooflight.

Purpose of the statement

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying listed building application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal with all matters considered.

Relevant planning history

Although the site falls within the district of Scarborough, the National Park Authority is the statutory planning authority and therefore it falls within their remit to determine all development management matters.

A search of the North York Moors National Park Authority's online search facility has revealed that the application site has a lengthy planning history.

NYM4/024/0096/PA – Siting of residential caravan for use during house renovation at Providence Heath, Nr Wayside Farm, Staintondale – Conditional approval.

NYM4/024/0096A/PA – Alterations and extension to existing dwelling at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096B/PA – Alterations and extensions to existing dwelling at Providence Heath, Cloughton – Conditional approval.

NYM4/024/0096C/PA – Alterations and extensions to dwelling to form bathroom, toilet, kitchen, porch, additional bedroom at Providence Heath, Cloughton – Conditional approval.

NYM4/024/0096D/PA – Provision of LPG storage tank at Providence Heath, Wayside Farm, Cloughton – Conditional approval.

NYM4/024/0096E/PA – Erection of side extension and conservatory at Providence Heath, Cloughton – Conditional approval.

NYM4/024/0096F/PA – Listed building consent for erection of side extension and conservatory at Providence Heath, Cloughton – LBC with conditions.

NYM4/024/0096G/PA – Internal and external alterations (retrospective) including the retention of single storey side extension at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096H/PA – Listed building consent for internal and external alterations (part retrospective) including the retention of single storey side extension at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096J/PA – Construction of barn/stables and field shelter, installation of satellite dish and alterations to drive at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096K/PA – Listed building consent for construction of barn/stable, field shelter, installation of satellite dish and alterations to drive at Providence Heath, Whitby Road, Cloughton – Withdrawn

NYM/2003/0822/FL – Construction of barn/stables and field shelter, installation of satellite dish and alterations to drive at land between Ruskin Lodge and Providence Heath, Whitby Road, Cloughton – Refused.

NYM/2005/0263/FL – Conversion of garage to link accommodation at Providence Heath, Cloughton – Conditional approval.

NYM/2005/0294/LB – Listed building consent for internal alterations and conversion of garage to link accommodation at Providence Heath, Cloughton – LBC approval.

NYM/2016/0366/FL – Erection of a general purpose agricultural building at Providence Heath, Cloughton – Conditional approval.

NYM/2018/0890/FL – Construction of replacement front porch and additional rear porch together with alterations to windows and doors and installation of flue at Providence Heath, Cloughton – Conditional Approval.

NYM/2018/0001/LB – Construction of replacement front porch and additional rear porch together with alterations to windows and doors and installation of flue at Providence Heath, Cloughton – Conditional Approval.

2 Proposal

Site context and location

The application site falls within the parish of Cloughton although located some 2.5 miles north west of Cloughton village in the open countryside.

In a wider landscape context, the site is 5 miles north of Scarborough and 9.5 miles south of Whitby. The site is located off the main A171 Scarborough to Whitby road which runs parallel to the east coast. Providence Heath is situated 180 metres from the main A171 road and access is via a private single-track tarmac road giving access to the application site only.

The area is characterised as coastal plateau, the property is surrounded by rough pasture and grassland with clusters of gorse and shelter belts of young and mature trees. Traditional stone walls and hedgerows are predominant features used to define boundaries and enclose fields.

The site is well screened in the landscape from the main road (A171) due to it being sited in a land hallow, the topography is described as undulating. The area is typically characterful of the east coast local landscape.



Fig. 1. Entrance to Providence Heath, Whitby Road, Cloughton
(Source: Google Streetview – image capture Sept 2016)

The site is currently made up of two buildings, the main farmhouse and an adjacent outbuilding. Planning permission granted for an agricultural building in 2016 is to be built out and will soon occupy an area north of the main house, close to an existing wildlife pond.

The site comprises a small holding which the applicant has recently purchased to provide a residence as and when retirement arrives. The land will continue to be farmed by the applicant.

Providence Heath Farmhouse and attached former cowsheds are Grade II listed (1148202).

Under the Planning (Listed Buildings and Conservation Areas Act 1990 as amended for its special architectural or historic interest, the description reads:

II Farmhouse and attached cowsheds. Mid C18 with C19 alterations. Cowsheds probably C16. Hammer-dressed sandstone. Pantile roof. Brick stacks. Originally 2-cell, direct-entry plan, with opposed doors. Later outshut added. One-and-a-half-storey, 2-window front, with single-storey, 3-bay cowshed to left. Plank door to left of centre. 2-light horizontal sliding sashes to left and right. Fire window at end right. hammer-dressed lintels to all ground floor openings. Stone sills to all windows. Coped gable walls with plain kneelers. End stacks to house. interior: C19 timber partition in room to left forms later lobby-entry plan. Plank doors and exposed grooved beams to ground floor rooms. Fireplace to room on right demolished but stone lintel survives. The cowsheds appear to be of earlier construction, as are the lower stone courses to the house. The internal walls to the cowshed, dividing it into 3, are of cob. There is a dovecote to the end wall. The property was unoccupied at the time of re-survey.

A thorough check of the area has revealed the site lies in an area where there is a presence of woodland priority habitat networks (High Spatial Priority) and grass moorland (Non-Priority).

The site lies in a high priority area for Countryside Stewardship and near the Hayburn Beck/Thorny Beck river catchment where active measures are being taken to improve water quality before making its way into rivers and streams and the North Sea.

The site is shown to be within an SSSI impact risk zone (SSSI, SAC's, SPA's & Ramsar sites (England)).

Farmland and seabirds are present in the area presumably with the site being close to the coast. There are however no known European Protected Species.

The search has not reveal any known ecological (habitat and species), archaeological, landscape classification or marine constraints that would have a bearing on the application submission.

Natural England provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.

Further to our research, it is not considered that additional surveys or appraisals are necessary in this instance and validation of the scheme as presented is expected.

The proposal

The application proposes the addition of 1no. conservation rooflight to the rear elevation within part of a recent addition to the property.

The applicant holds evidence to show that the two end thirds of the house are recent additions, rebuilt in early 1980's (discussed in more detail in the Heritage Statement).

The property has a long and narrow plan form which makes for a compromising and awkward layout. The current layout and accommodation does not flow in a useful, practical or operational manner.

Internally

Internally it is proposed to locate the conservation rooflight within the roof (vaulted ceiling) of the existing main bedroom, it is to be positioned below the mid-span purlin.

Externally

Externally it is proposed to locate the conservation rooflight within the recent addition roof to the rear elevation.

3 Planning policy context

National Planning Policy Framework (NPPF) (2012)

National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in March 2012. This provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.

To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Paragraph 12, Section 12 of the NPPF (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

“Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers” – NPPF ministerial foreword.

National Planning Policy	
National Planning Policy Framework (NPPF) (2012) and National Planning Policy Guidance (NPPG) (2014)	Paragraphs: 6, 7, 8, 10, 14, 17, 18, 19, 28, 56, 57, 58, 60, 61, 115, 126, 128, 129, 131, 132, 134, 141, 197.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the National Park and to determine planning applications.

The Core Strategy and Development Policies was adopted in November 2008. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

Local Development Plan in Force	
NYMPA Core Strategy and Development Policies (2008)	Core Policy A - Delivering National Park Purposes and Sustainable Development. Core Policy G - Landscape, Design and Historic Assets) Development Policy 3 -Design. Development Policy 5 - Listed Buildings.

Core Policy A seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities.

Priority will be given to:

- providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- providing for development in locations and of a scale which will support the character and function of individual settlements.
- conserving and enhance the landscape, settlement, building features and historic assets of the landscape character areas.
- applying the principles of sustainable design and energy use to new development.

Core Policy G states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas.

Protection will be given to those elements which contribute to the character and setting of (amongst others) Listed buildings.

Development Policy 3 advises to maintain and enhance the distinctive character of the National Park development will be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment.

The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

A high standard of design details is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 5 advises that proposal for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Local Development Plan in Force	
Supplementary Planning documents	Design Guide, Part One (2008) – General Principles. Design Guide, Part Two – (2008) Extensions and Alterations to Dwellings.

Part One of the Design Guide states that any extension or alterations to Listed Buildings should respect and compliment the special historic and architectural character of the building in terms of materials and detailing. Buildings and boundary walls within the grounds of a Listed Building that were built before 1948 are also protected.

Part Two of the Design Guide states that the key to a successful extension lies in the respect shown to the original building so that it remains the dominant form. Generally, this will mean ensuring that the extension is subservient to the original building in terms of volume, scale, height, width and depth.

There is no adopted Neighbourhood Plan in existence for the Cloughton and Burniston area.

4 Conclusions

In line with the NPPF and PPG an assessment of the significance of the heritage asset has been undertaken to inform the application process to an extent necessary to understand the potential impact of the proposal.

The development proposal has been designed with a level of thoroughness proportionate to the relative importance of the asset whose fabric is to a certain extent, but by no means wholly, affected.

The proposal seeks to retain the existing 2 cell plan form and balance the aspirations of the applicant as required to make the house a comfortable family home. The proposal addresses the need for enhanced the natural light within the existing bedroom.

In line with Core Policy G and Development Policies 3 and 5 of the NYM Local Plan the development includes positive changes which are not harmful to the original and traditional parts of the house.

It is concluded that the proposal has at its core the principles of sustainable development and we would request that in accordance with the guidance of the NPPF that the development proposal is approved.

Fusion 13 has a team of specialists offering a range of architectural, planning and environmental services all under one roof. From one dwelling to large-scale residential schemes and small-scale commercial. Whether you're a householder, developer, construction company, landowner or housing association, Fusion 13 is there for you from day one of your project.

Architectural services range from initial feasibility studies and design concepts through to securing planning and other permissions to building regulation drawings and project co-ordination.

Planning services include site appraisals, pre-application guidance, submission of planning applications all the way through to the completion of the project including the discharge of planning conditions at the various key stages.

Environmental services include those under the Standard Assessment Procedure (SAP), Simplified Building Energy Model (SBEM) calculations, BRE Home Quality Mark (HQM) and Code for Sustainable Homes (CSH) assessments, energy reports to support planning applications and sustainability reports.



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PLANNING CONSULTANCY SERVICES

Heritage Statement

NYMNPA

29/08/2018

Providence Heath, Whitby Road,
Cloughton, Scarborough YO13 0DX

for Mr and Mrs Burnett

29 August 2018

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Heritage statement

Client: **Mr and Mrs Burnett**
Planning Consultants: **Fusion 13**
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Report by: Lee Paley MCIAT
Checked by: Lee Marsh, Managing Director
Date: 29 August 2018
Version: Version 1.0

Property/project:
Providence Heath, Whitby Road, Cloughton, Scarborough YO13 0DX

Registration of revisions

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1 Introduction

Fusion 13 have been instructed by the applicant to submit a planning and listed building application in relation to the area outlined in red/blue on the attached location plan. The site address is Providence Heath, Whitby Road, Cloughton, Scarborough, YO13 ODX.

Providence Heath Farmhouse and attached former cowsheds (majority rebuilt) are Grade II listed (1148202).

There is a requirement to submit a Heritage Statement with all applications for listed building consent and with applications for planning permission where these affect a Listed Building and all forms of statutorily designated heritage assets.

This Heritage Statement (also referred to as 'Statements of Significance and Impact') has been produced to describe the significance of the heritage assets affected by the planning and listed building application and to understand the potential impact (positive and negative) or a proposal on their significance.

2 Existing site and context

The application site falls within the parish of Cloughton although located some 2.5 miles north west of Cloughton village in the open countryside. The site is located off the main A171 Scarborough to Whitby road which runs parallel to the east coast.

Providence Heath is situated 180 metres from the main A171 road and access is via a private single-track tarmac road giving access to the application site only. The site is currently made up of two buildings, the main farmhouse and an adjacent outbuilding.

3 Heritage asset

Providence Heath is a Grade II listed building. The property was first listed on 26 November 1985.

Below is the listing description for the property which includes Providence Heath Farmhouse and Attached Cowsheds (List entry no. 1148202).

Heritage listing

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, the description reads:

II Farmhouse and attached cowsheds. Mid C18 with C19 alterations. Cowsheds probably C16. Hammer-dressed sandstone. Pantile roof. Brick stacks. Originally 2-cell, direct-entry plan, with opposed doors. Later outshut added. One-and-a-half-storey, 2-window front, with single-storey, 3-bay cowshed to left. Plank door to left of centre. 2-light horizontal sliding sashes to left and right. Fire window at end right. hammer-dressed lintels to all ground floor openings. Stone sills to all windows. Coped gable walls with plain kneelers. End stacks to house. interior: C19 timber partition in room to left forms later lobby-entry plan. Plank doors and exposed grooved beams to ground floor rooms. Fireplace to room on right demolished but stone

lintel survives. The cowsheds appear to be of earlier construction, as are the lower stone courses to the house. The internal walls to the cowshed, dividing it into 3, are of cob. There is a dovecote to the end wall. The property was unoccupied at the time of re-survey.



Fig. 1. Providence Heath, Cloughton – front elevation as it is today



Fig. 2. Providence Heath, Cloughton – rear elevation as it is today

Understanding the nature of the significance

Providence Heath (main farmhouse) is a traditional North York Moors farmhouse (2 cell-plan). There is evidence of traditional stone outbuildings formally occupying areas to the front of the house, but these appear to have been removed during extensive remodelling of the site in the early 1980's.

The main house appears to date from the mid eighteenth centuries. As a vernacular building there is evidence of an original 2 cell floor plan form however only limited evidence of traditional construction methods (cob), fabric, features and other limited detail remains.

PLAN: Originally 2-cell. Cross passage with direct access through the left-hand side room (RM10). A rear passage has the significance of a long passage but is not thought to be part of the original farmhouse, although wall thickness is dense (RM03). The listing description refers to this as a later outshut. It takes a continuous form i.e. the existing roof is brought down to single storey level.

ELEVATIONS: One and a half storeys, two windows to either floors with fire window (5 in total) although not mentioned the fire window is thought to hold significance. Single storey, 3 bay cowsheds to left have been much altered. Other than occupying a similar footprint the elevations and roof structure have all been lost. Plank doors and door openings presumably serving the cowshed which are referenced in the listing have been removed.

Such changes permitted by the local Authority and probably English Heritage.

Stone cills remain intact but whether these are original is unknown. Brick chimneys and stacks and coped gable walls with plain kneelers remain a prominent feature of the roof and are probably original therefore these features also hold significance.

The front porch is a later addition. Slightly off centre it largely occupies a central proportion of the front elevation. It is disproportionate to the front facade of the main farmhouse and has an overbearing impact on the host building and in turn is thought to de-value the asset. Following Historic England's good practice advice, it is unlikely that such an addition would be allowed under today's strict planning/listed building regime.

To the right, further extensions have been added the 2-cell direct entry plan form. They are sympathetic to the house and are subservient in nature and scale and complement the heritage asset. They are deemed to afford some weight to the overall significance of Providence Heath Farmhouse.

At the rear there is evidence to suggest little of the original architectural structure remains, particularly the roofscape. The list description holds little clue or evidence to suggest why the rear elevation has changed so much. Stonework is new, uniform and more recently pointed than the front elevation. The roofscape appears to have significantly changed probably around the early 1980/90's when alterations to the cowsheds and main house were permitted.

The farmhouse and attached structures are constructed of traditional local stone, varying in dimension, stone depth/width, colour, tooling and pointing. There is evidence that the house has undergone many external alterations. The upper stone courses are of a different type. Roof coverings are a variety of recent and probably reclaimed traditional, non-interlocking red clay pantiles.

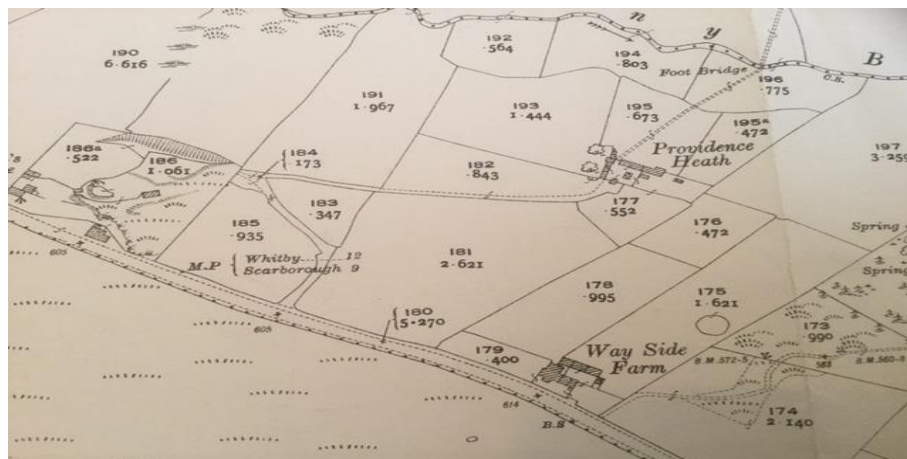


Fig. 3. OS Map Extract – 1928 (approx.)



Fig. 4. Providence Heath, Cloughton – original 2 cell-farmhouse, showing front stone wall enclosure/outbuilding – 1980 approx.



Fig. 5. Providence Heath, Cloughton – rear elevation – 1980 approx.



Fig. 6. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 7. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 8. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 9. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 10. Providence Heath, Cloughton – post construction – 1985/90 approx.

INTERNALLY: The list description alludes to exposed grooved beams to ground floor rooms. Whilst beams are evident they are slim, varnished and succinctly uniform and are thought to add minimal value or significance.

None of the fireplaces, fire surrounds, fire grates occupying the bases of the original chimney stacks appear to be original. No stone lintel survives to the fireplace on right as mentioned in the list description.

Evidence of the 3 internal walls inside the cowshed being of cob have are not there.

There is no reference to first floor accommodation over the main 2 cell-plan despite 2 no. bedrooms directly over the ground floor rooms.

The main farmhouse and side extensions/additions are currently in use for living accommodation throughout the ground and first floors.

Summary of importance

The above photographs illustrate how the property has cumulatively changed over time. The records provide a detailed analysis of relevant information, exhibiting far more detail than the list description.

They clearly show how the heritage asset has been affected by direct physical change and how the building has changed in its setting as a result.

The photographs have helped us to properly assess the nature, extent, importance and what remains of the significance and to form an understanding of the past. In turn this has helped to inform the future and how the design proposal fits with the context provided for by its surroundings and for improved viability and the prospects for long term conservation.

4 Legislative context

The National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG) sets out the policies concerning the historic environment.

These include; assessing the significance of the heritage asset, using appropriate expertise, historic and environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

National Planning Policy Framework (NPPF)

Paragraph 188 of the framework advises early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

Paragraph 17 (bullet 10) states that the 12 overarching roles that the planning system ought to play are (amongst others) to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Section 12 of the NPPF states that local planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more importance the asset, the greater the weight should be.

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Planning practice guidance

Advice contained in the guidance states that conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use.

In the case of buildings, the risks of neglects and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation.

Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

Local development policies

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

Core Policy G states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas.

Protection will be given to those elements which contribute to the character and setting of (amongst others) Listed buildings.

Development Policy 3 advises to maintain and enhance the distinctive character of the National Park development will be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment.

The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

A high standard of design details is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 5 advises that proposal for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Historic England – Historic Environment Good Practice Advice in Planning Note 2

To be read in conjunction with the relevant legislation, national planning policy and guidance (the NPPF and PPG, as well as Good Practice Advice Note 1 (The Historic Environment in Local Plans) and Good Practice Advice Note 3 (The Setting of Heritage Assets)).

The advice emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.

5 Proposed works to heritage asset

The works proposed to the property comprises the installation of 1no. conservation rooflight.

Assessment of impact

To accord with the NPPF, the applicant has undertaken a recent assessment of the significance to assist in informing a recently approved planning application and have used the specialist knowledge of the local planning authority and their conservation advisors to understand any potential impacts.

We know the property has been significantly altered over the last 30 years and this has resulted in lost character, functionality and appearance.

The applicant has therefore looked for opportunities to enhance significance as well as seeking to avoid future harmful changes and minimise and mitigate impact in a way that meets the objectives of the NPPF.

The one proposed change will take place within the new part of the dwelling. The works will involve stripping off a small section of roof tiles, installing the new conservation roof window and adjusting / re-installing the roof tiles around it.

All other parts of the building will remain unchanged.

6 Conclusion

The proposal has at its heart the core principles of conservation, design and National Park planning policies and understands the impact of the proposal on heritage significance.

Listing does not mean that no further changes will be allowed. At the heart of the NPPF there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

A proportion of weight is given to the heritage assets conservation based on the relative importance of the asset whose fabric has been badly compromised in the past.

Opportunities to enhance the character and appearance of the property are proposed and in turn have been weighed against any harm. This is then finely weighed against the public benefits of the proposal.

It is concluded that an appropriate balance has been reached in terms of putting back features of interest to better reveal historic significance and this is consistent with its relevant conservation.

The use of the listed building is to remain and will not change. Full time residential use of the dwelling to support an operational farm steading will ensure the property continues to survive and thrive to secure its optimum viable use as required by the NPPF.

The applicant has had special regard to the desirability of preserving the building, its setting and any remaining features of special architectural or historic interest.

From time to time it is acknowledged that sympathetic changes are to be made to ensure such heritage assets remain used and valued.

Fusion 13 has a team of specialists offering a range of architectural, planning and environmental services all under one roof. From one dwelling to large-scale residential schemes and small-scale commercial. Whether you're a householder, developer, construction company, landowner or housing association, Fusion 13 is there for you from day one of your project.

Architectural services range from initial feasibility studies and design concepts through to securing planning and other permissions to building regulation drawings and project co-ordination.

Planning services include site appraisals, pre-application guidance, submission of planning applications all the way through to the completion of the project including the discharge of planning conditions at the various key stages.

Environmental services include those under the Standard Assessment Procedure (SAP), Simplified Building Energy Model (SBEM) calculations, BRE Home Quality Mark (HQM) and Code for Sustainable Homes (CSH) assessments, energy reports to support planning applications and sustainability reports.



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