

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Cloughton

Application No. NYM/2018/0553/FL

Proposal: variation of condition 2 (material amendment) of planning approval NYM/2017/890/FL to allow the installation of additional rooflight to rear elevation

Location: Providence Heath, Cloughton

Decision Date: 24 October 2018

Consultations

Parish – No objections

Advertisement Expiry Date – 11 October 2018

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME15	The development hereby permitted shall be commenced before the 09 February 2021 .												
2.	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the installation of additional rooflight to rear elevation as shown on the following document(s):</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plans</td><td>A444 013 Rev A</td><td>25 October 2018</td></tr><tr><td>Proposed Elevations</td><td>A444 014 Rev A</td><td>25 October 2018</td></tr><tr><td>Proposed Roof Window Details</td><td>A444 015</td><td>25 October 2018</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2017/0890/FL.</p>	Document Description	Document No.	Date Received	Proposed Plans	A444 013 Rev A	25 October 2018	Proposed Elevations	A444 014 Rev A	25 October 2018	Proposed Roof Window Details	A444 015	25 October 2018
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Proposed Plans	A444 013 Rev A	25 October 2018												
Proposed Elevations	A444 014 Rev A	25 October 2018												
Proposed Roof Window Details	A444 015	25 October 2018												

Informatives

1.	Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.
2.	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 Conditions

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

Providence Heath is a Grade II listed building nestled down the hillside to the north of the A171 less than one kilometre east of The Falcon Inn. The original listing describes a farmhouse and attached cowsheds but the site has a long planning history including enforcement action against unauthorised alterations and relatively poor quality approved alterations. All of the previous development, including landscaped gardens and the erection of outbuildings to the rear, give the property a residential character and appearance.

Planning permission and listed building consent (NYM/2017/0890/FL and NYM/2018/00014/LB respectively) approved a range of internal and external alterations in order to create family accommodation. Following exchanges in correspondence with the Authority to discharge certain details, work has now started to implement these approvals. After discussions with the previous case officer, the applicant is seeking a variation to the approved plans and listed building consent to allow for the insertion of an additional rooflight to the rear of the property to expose one of the bedrooms to more natural light.

Main Issues

The proposed development is being assessed against the requirements of Core Policies G (Landscape, Design and Historic Assets), together with Development Policy 5 (Listed Buildings) and 19 (Householder Development) of the North York Moors Local Development Framework (LDF).

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 identified in the North York Moors Landscape Character Assessment.

Development Policy 5 states that proposals 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.

Development Policy 19 states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

Whilst this section of the building is a more modern extension, care and attention still needs to be given to how the development would impact upon the character and appearance of the listed building. In their comments, the Building Conservation team stated:

'No objections to the principle of the rooflight as its location is in the rebuilt/modern part of the building and therefore there is little impact on historic fabric. However, in terms of impact on the appearance and character of the Listed Building the proposed rooflight is large in size to serve a room which is already served by three windows. From reading the Heritage Statement there appears to be little information on the need for the rooflight or its justification

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and therefore we would recommend that it be reduced in size in order to be of more domestic proportions, similar to the rooflight to the kitchen.'

A condition was also recommended. Details of the proposed rooflight together with justification were supplied to Officers. Given that one rooflight had already been approved, the larger size was concerning as units of the same proportions would have less of a visual impact on the roof slope than rooflights of differing dimensions. The style of window, although part of the Velux 'conservation roof window' range, was not seen to be a true representation of a conservation style rooflight. Due to the importance of maintaining the appearance and character of historical assets, Officers were not supportive of the originally proposed unit due to the very bulky features, not being top or side opening, and not mimicking the lower profile of traditional rooflights that match the profile roofline. Consequently, amended plans were requested.

Amended proposals were received in light of these comments, but the style was unchanged. A more traditional conservation style rooflight was subsequently requested.

A further set of amended plans were received agreeing to this change, together with additional details to satisfy the Building Conservation team's requested condition.

Given the proposed development relates to the roof, a bat informative was also recommended.

In view of the above, the amended proposal would be in accordance with Core Policy G and both Development Policies 5 and 19 of the LDF and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the reduction in dimensions of the additional rooflight, so as to deliver sustainable development.