

North York Moors National Park Authority

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

Application No. NYM/2018/0554/LB

Proposal: Listed Building consent for 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 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	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location & Block Plans</td><td>A444 006</td><td>22 August 2018</td></tr><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>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location & Block Plans	A444 006	22 August 2018	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
Document Description	Document No.	Date Received															
Location & Block Plans	A444 006	22 August 2018															
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.	Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission 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 planning permission.
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.

Application Number: NYM/2018/0554/LB

Reason for Conditions

1.	RSNTIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2.	RSNPLAN01	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.

Application Number: NYM/2018/0554/LB



Application Number: NYM/2018/0554/LB

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) 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.

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 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

Application Number: NYM/2018/0554/LB

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 Development Policies 5 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.