

North York Moors National Park Authority

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

Application No. NYM/2018/0638/FL

Proposal: variation of conditions 2 (material amendment) and 3 of planning approval NYM/2017/0023/FL to replace the stone columns and fascia with painted timber

**Location: Victoria Hotel
Station Road
Robin Hoods Bay**

**Decision Date: 22 November 2018
Extended to:**

Consultations

Borough/District -

Parish - No objections as long as the noise attenuation specification is the same with the wood as with the stone and that the same ventilation specifications are in place.

Highways – No objections - on the understanding that this does not increase the footprint of buildings that are already approved, the local Highway authority does not expect this to have any impact on the capacity of traffic going to the hotel or having any impact on the amount of parking available at the hotel.

Natural England – No objections

Environmental Health Officer -

Site Notice Expiry Date – 5 November 2018

Others –

David & Shirley Smith, Catton House, Victoria terrace, Robin Hoods Bay – Comments relating to this particular proposal – Are the changes for cosmetic reasons or as a means of reducing the overall mass of the extension? If the former, there would seem to be a clash between the style of this orangery and that of the original building. This would appear to be at odds with the Parks' usual conditions. If the latter, then there must be concerns that the structure is likely to affect the stability of the local geology.

Rowena Sommerville, Flat 2, Glenfield, Victoria Terrace, Robin Hoods Bay - I am not equipped to make any technical comment on this proposed change of materials and/or appearance of the Victoria Hotel entrance, and have no comment on this aspect of the issue at this time.

John Tunaley, Milldyke, Thorpe Lane, Robin Hood's Bay – **Comments relating to this particular proposal** - The overall appearance should remain in character.

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Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME15	The development hereby permitted shall be commenced before the 15 January 2019.																								
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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Plans</td> <td>10423/03 rev A</td> <td>17 October 2018</td> </tr> <tr> <td>Proposed Elevations</td> <td>10423/04 rev A</td> <td>17 October 2018</td> </tr> <tr> <td>Detail section</td> <td>10423/05</td> <td>25 September 2018</td> </tr> <tr> <td>Detail section</td> <td>10423/06</td> <td>25 September 2018</td> </tr> <tr> <td>Lantern eaves detail</td> <td>10423/07</td> <td>25 September 2018</td> </tr> <tr> <td>Lantern ridge detail</td> <td>10423/08</td> <td>25 September 2018</td> </tr> <tr> <td>Detail section</td> <td>10423/09</td> <td>25 September 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	Proposed Plans	10423/03 rev A	17 October 2018	Proposed Elevations	10423/04 rev A	17 October 2018	Detail section	10423/05	25 September 2018	Detail section	10423/06	25 September 2018	Lantern eaves detail	10423/07	25 September 2018	Lantern ridge detail	10423/08	25 September 2018	Detail section	10423/09	25 September 2018
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3.	MATS00	The brick used for the external surfaces of the development hereby approved shall be in accordance with that approved under NYM/2018/0613/CVC and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.																								
4.	MATS00	The roof tiles used for the development hereby approved shall be in accordance with that approved under NYM/2018/0613/CVC and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.																								
5.	MATS00	The external doors and windows installed in the development hereby approved shall be in accordance with that approved under NYM/2018/0613/CVC and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.																								
6.	MATS62	All new window frames, glazing bars and external door frames shall be of timber construction, painted to match the existing within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.																								
7.	MATS00	No work shall commence to stain/paint the timber columns and fascias of the orangery hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.																								
8.	DRGE02	No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.																								

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Informative

1.	The applicant is advised that prior to the commencement of any works required to implement the permission hereby granted, an application for Building Regulations Approval will need to be submitted to and approved by the North Yorkshire Building Control Partnership (or independent equivalent). The North Yorkshire Building Control Partnership can be contacted on 01347 822703 or by e-mail at enquiries@nybcp.org
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Reason for Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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 to 5.	MATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6& 7.	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.
8.	DRGE01	To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.



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Background

The Victoria Hotel is an imposing red brick under rosemary tile property and is the last property on the east side of Station Road overlooking the old village of Robin Hoods Bay. The building is well detailed with an impressive stone entrance and stone detailing throughout. Constructed as a hotel in 1897 the premises is still run as such and the current owners have invested a lot in updating and improving the standard of accommodation and facilities on offer.

Planning permission was granted in 2016 for the construction of an orangery style extension to the south-east facing elevation to serve as a function room to replace the temporary marquee was approved in 2016. The orangery will extend along the front elevation of the property and occupy a level area currently used as hard-surfaced outdoor seating. The proposal extends from the front elevation by approximately 5.5 metres and is approximately 17 metres long. It is single storey construction under a lantern style roof. This approval was amended in 2017 to change the glazed roof, to Rosemary tiles with small sections of glazing.

This application seeks permission to vary the details of the approved scheme, to replace the approved stone support pillars and stone fascia's with timber, painted a stone colour. No amendments are proposed to the dimensions of the building.

Policy Context

The relevant policies contained within the NYM Core Strategy and Development Policy document to this application is Development Policy 3 (Design). Policies referred to in the original application are no longer relevant as the principle of the development is already approved.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

The Victoria Hotel occupies a prominent position within the village and on the coastline. Whilst it is not within the designated Conservation Area, it is an historical building at the gateway to the old village.

The south facing elevation is clearly visible in views leading up from New Road and the Coastal Path and although it could be regarded as a side elevation, it does contain the main entrance to the Hotel and has some attractive, original features. As such, any work to this elevation has the potential to have a dramatic visual impact and therefore must be of both a scale and design which is compatible with the host property and its setting.

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It is not considered that the proposed amendment to the framework of the orangery from stone to timber would have a detrimental impact on the design or character of the overall development. Whilst not currently in the Conservation Area, the Building Conservation Team has been consulted and has raised no objections to the proposals.

In terms of issues raised concerning noise attenuation specification being the same with the wood as with the stone and that the same ventilation specifications are in place; these issues would be covered by the Building Regulations and Environmental Health Regulations and legislation.

In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.