

North York Moors National Park Authority

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

Application No. NYM/2018/0726/FL

Proposal: alterations including replacement windows and door, rooflights and construction of 2 no. dormer windows (revised scheme to NYM/2017/0327/FL)

**Location: Round Hill House
10 Main Road
Aislaby**

**Decision Date: 08 January 2019
Extended to:**

Consultations

Parish – No objection

Highways - The replacement windows should have no additional impact on the highway on the understanding that they do not open outwards over the footway.

Site Notice/Advertisement Expiry Date – 20 December 2018

Others – Neighbour- Mr Richard Agar- The cottages are characterised by long uninterrupted pantile covered roof lines. Dormer windows are not part of the original architectural character. Also concerned about the excessive number of rooflights at the property which will impact private amenity space.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	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>Revised scheme to meet NYMNP requirements</td><td>PH2017- Revision B</td><td>6 November 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	Revised scheme to meet NYMNP requirements	PH2017- Revision B	6 November 2018
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Revised scheme to meet NYMNP requirements	PH2017- Revision B	6 November 2018						
3.	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.						
4.	MATS00	All new external doors and door frames shall be of timber construction, painted off white ral shade 9010 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.						

5.	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
6.	HWAY22	All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.
7.	MATS00	No work shall commence on the installation of the bay window in the development hereby approved until detailed plans showing the constructional details and external appearance of a) the profile of the cornice to the bay window b) the brackets proposed to support the bay window have been submitted to and approved in writing by the Local Planning Authority. They installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN 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.	RSN 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
4.	RSN 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.
5.	RSN 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.
6.	RSN HWAY22	In accordance with NYM Development Policy 23 and to protect pedestrians and other highway users.
7.	RSN 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.



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Background

The application site is located at the east end of Aislaby village on the north side of the main village thoroughfare. The terrace comprises three properties with Roundhill House being the end house, standing taller than the others. The property is an attractive and traditional two storey house, with a vernacular frontage, built from large coursed stonework under a pantile roof. The property exhibits key traditional features such as detailed stone window heads, water tabling and an attractive chimney. A projecting ground floor bay has been added to the right hand side of the principle front door. The house dates from around 1825. The property falls within the Aislaby Conservation Area and Article 4 designated area which covers front elevations of dwelling houses and any important open spaces.

This application seeks approval for the removal of roof and roof lights to facilitate the removal of asbestos. The application also includes the replacement of all side and front elevation windows, including the bay, with uPVC casements. The front door and fanlight will also be replaced with a timber door and double glazed glass to fanlight. The applicant also wishes to replace the end two roof lights with Victorian style dormer windows and to replace the central roof light with a conservation style roof light.

A previous application for similar works (NYM/2017/0327/FL) was refused, however the applicant has worked closely with the authority to produce a proposed scheme that meets the requirements of the NYMNPA.

Main Issues

Core Policy G of the NYM Core Strategy and Development Management Policy Documents 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. Particular protection is given to Conservation Areas.

Development Policy 3 of the NYM Core Strategy and Development Management Policy Documents affirms that to maintain and enhance the distinctive character of the National Park, development will only 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. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 4 of NYM Core Strategy and Development Management Policy Documents states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context.

Development Policy 19 of the NYM Core Strategy and Development Management Policy Documents states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The Authority's building conservation team has expressed concerns in regard to the replacement of the timber window casements with uPVC. However, the applicant has been advised by the Authority to ensure that the most appropriate high quality conservation style uPVC replacements have been sought and therefore are considered to be acceptable.

A third party has also expressed concerns surrounding the development. They highlight that the introduction of dormer windows would interrupt the characteristic roofscape of the village. It is regrettable that this characteristic will be lost through the development. The application has been discussed thoroughly with the Authority through pre-application advice to develop a scheme that meets the National Park requirements.

The dormer windows will also replace rooflights that are not favoured by the Authority. The central rooflight that is not being replaced with a dormer window will instead be replaced with a conservation style rooflight approved by the Authority. On balance, it is considered that the proposed dormer windows do not cause harm expedient to warrant refusal.

It was raised by a neighbour that the development contains an excessive number of rear rooflights, however the rear rooflights fall under Permitted Development rights.

In view of the above, this application is recommended for approval.

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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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.