

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2018/0821/NM

Proposal: non material amendment to planning approval NYM/2012/0693/FL to regularise changes to windows

Location: 35 Main Road, Aislaby

Decision Date: 15 January 2019

Extended to:

Consultations

Parish -

Site Notice Expiry Date - N/R.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Non Material Condition**

The development hereby approved shall only be carried out in accordance with the specific amendments to regularise changes to windows as shown on the following documents:

Document Description	Document No.	Date Received
Site Plan & Block Plan	D10214-01 Rev A	17 December 2018
Window Details Living Room	D10214-07 Rev C	17 December 2018
Window Sections	D10214-06 Rev B	17 December 2018
Proposed Floor Plans & Elevations	D10214-03 Rev E	17 December 2018

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2012/0693/FL.

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Background

35 Main Road Aislaby is a recently completed conversion of a former workshop attached to Rose Cottage in the centre of Aislaby Conservation Area, opposite the Church of St. Margaret's. Formerly comprising a workshop at ground floor with residential accommodation above, the property is attached to Rose Cottage and both are regarded as Grade II Listed buildings.

The property is a traditional stone built structure and as part of the approved conversion scheme, the asbestos roof material was replaced with natural slate.

The works are now complete but the windows fitted in the building differ from the approved plans and consequently, this application seeks the approval of the changes through an application for a non-material minor amendment. The changes comprise a reduced window reveal from 350mm to 300mm serving the large opening in the east facing elevation together with a change of window design in the front (north) elevation from three-over-six pane hopper style window to three-over-three pane window.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP4 and 19 collectively seek to ensure that development within a conservation area respects, preserves or enhances its character, appearance and setting. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials. In addition to matters relating to the setting of a conservation area, proposed development is also required to be sympathetic to the character and appearance of the host dwelling and should not have an adverse effect upon the amenities of neighbours.

DP5 only permits alterations, extensions or changes of use of a listed building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The changes are relatively small scale and generally similar in appearance to the approved plans. However, the Authority's Building Conservation Officer has assessed the proposal and commented that the proposed are not considered suitable. It is explained that the repositioning of the window in the east elevation is regrettable although the harm caused is minimal. The alteration of a nine paned hopper style window to a six pane alternative is not at all sympathetic to the character of this section of the listed building. The 9 pane window is a testimony to the status of this section of the building, former use and characterful. Its location to the principal elevation further accentuates the harm caused by the alteration. The proposal is not something I would feel comfortable accepting in normal circumstances.

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However, the planning history files reveal that advice has previously been provided by the original Case Officer which is contrary to the opinions provided at this stage. Consequently, the Authority's Building Conservation Officer has confirmed that no objections are raised on this occasion.

On balance, the proposed changes to the window design in the front elevation is compatible with the proportions of the openings (which are original) and seek to retain a small resemblance to the former windows. It is considered that sufficient evidence remains in other elements of the design which indicate that the ground floor of the property was previously in utilitarian use.

The Parish Council has not provided any comments and no other representations have been made. In view of the above, approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.