

North York Moors National Park Authority

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

Application No. NYM/2018/0769/FL

Proposal: removal of door and installation of sash window

Location: Gordon House
Thorpe Green Bank
Fylingthorpe

Decision Date: 25 January 2019
Extended to:

Consultations

Parish – The parish council supports this application because it takes the building back to what it once was.

Site Notice Expiry Date – 11 January 2019

Others -

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><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td></td><td>30 November 2018</td></tr><tr><td>Proposed Elevations (amended)</td><td>18-01-01a</td><td>16 January 2019</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 Plan		30 November 2018	Proposed Elevations (amended)	18-01-01a	16 January 2019
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Location Plan		30 November 2018									
Proposed Elevations (amended)	18-01-01a	16 January 2019									
3.	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.									

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Reason for Condition(s)

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.	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.



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Background

Gordon House is a detached stone property located towards the northern end of Thorpe Green Bank within Fylingthorpe Conservation Area.

Planning permission is sought for the removal of the door and installation of a sash window.

Main Issues

The key planning policies of consideration are Development Policy 4 and Core Policy G.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

Core Policy G of the Local Development Framework 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.

A Heritage Statement has been submitted as part of this application suggesting that the lintel above the door has been replaced more recently to allow for the insertion of the door. There is an outbuilding at the bottom of the garden and it is argued that the door was used by the workers so that the principle entrance did not need to be used.

The Authority's Building Conservation Officer has been consulted on this planning application and provided the following comments:

Gordon House is a charming traditional building that contributes positively to the Fylingthorpe Conservation Area. The building appears to be agricultural in style which is in keeping with its age and the nature of development in Fylingthorpe. The special character of the conservation area is typified by the agricultural buildings and wider environs. Historic mapping (OS 1893) would suggest that there was an ownership link between Gordon House and the School to the west of the building.

Given the historical status of the building, it is highly unlikely that efforts would be made to conceal the former extent of the building. Especially given there is no such effort made for the porch. The building appears as one on the historic mapping; and, there is no visible straight joint to the principal façade; it appears highly unlikely that the area concerned relates to a later phase of development. The differing roof height is likely related to the use and status of this portion of the building. Furthermore there is no evidence that the doorway is inserted through an earlier window opening. The finish to the surrounding stonework would suggest that the doorway is as constructed. I believe the reasoning for the existence of a doorway given in the heritage statement is plausible but there is no reason I can see that this use would result in it being a later alteration. However, in my opinion the south section of the house was originally a cottage attached to the principal house, and that the doorway is the original entrance to the cottage. The loss of the door which identifies it as a separate cottage would have a detrimental effect on the architectural and historic character and appearance

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of the conservation area. The readability as a separate workers dwelling is typical of agricultural activity that contributes strongly to the character of the conservation area.

Section 72 of the 1990 Act requires that local planning authorities in the exercise of planning functions within conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The conclusion of the Building Conservation's comments was that the application should be recommended for refusal. Installing a door with the upper section glazed was offered as a suitable alternative to the scheme proposed.

As there is no evidence either way confirming whether Gordon House originally comprised one or two dwellings, both the justifications for the retention and removal of the door seem valid. However, it has been concluded that as there is a door on this section of the property at present, a trace of this should remain. Amended drawings were therefore requested from the applicant showing the stonework and sill slightly set back to that existing so evidence of the door remains. The amended drawings submitted were considered to respect the character of the property in line with Core Policy G and comprise an acceptable form of development. In view of the above, planning approval has been recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.