

North York Moors National Park Authority

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

Application No. NYM/2018/0733/LB

Proposal: Listed Building consent for demolition and rebuilding of internal stud wall

Location: 2 North Road, Grosmont

Decision Date: 30 January 2019

Extended to:

Consultations

Parish – No Objection

Site Notice/Advertisement Expiry Date – 7 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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

Informative(s)

1.	MISC INF02 Coal Referral Area	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
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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.

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Background

2 North Road is one of a row of early 19th century workshops with tenements above, constructed of tooled sandstone with a pantile roof. The workshops and tenements were converted into two storey dwellings in the early 1990's, with the entire internal structure replaced with concrete floors, timber joists and stud walls.

This application seeks consent for the removal of an internal stud wall on the first floor of the property to create a larger master bedroom and en suite by utilising the space in the box room. This development will include the installation of a bathroom suite in the newly formed en suite.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy document are Core Policy G (Landscape, Design and Historic Assets) and Development Policy 5 (Listed Buildings).

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.

Development Policy 5 of the Core Strategy and Development Policies Development 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 Authority's Building Conservation Team has no objection to the development, and it is not considered to harm the historic character or fabric of the building.

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