

North York Moors National Park Authority

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

Application No. NYM/2018/0823/LB

**Proposal: variation of conditions 2 and 8 of Listed Building consent
NYM/2012/0698/LB to allow changes to windows**

Location: 35 Main Road, Aislaby

Decision Date: 15 February 2019

Consultations

Parish -

Site Notice/Advertisement Expiry Date – 25 January 2019

Others – Building Conservation – Highlight the harmful impact of the loss of 9 pane window, but raise no objection on this occasion.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site plan and block plan	D10214-01 Rev A	10 October 2012
Proposed floor plans and elevations	D10214-03 Rev E	17 December 2018

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. No external paraphernalia/gob-ons shall be installed in the development hereby permitted until details of paraphernalia/gob-ons have been submitted to and approved in writing by the Local Planning Authority. The external paraphernalia/gob-ons shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
3. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

5. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builder's sand) with a slightly recessed bagged finish.
6. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be 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.
7. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. The replacement windows to the north elevation to the workshop space shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity.
9. All ground floor windows (to former workshop space) shall be painted a dark colour, details to be agreed by the LPA, in order to maintain the utilitarian appearance of a former workshop, and shall be maintained as such in perpetuity.
10. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11. All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason(s) for Condition(s)

1. 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.
2. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
- 3 & 4. 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.
- 5 – 11. 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

This application is for listed building consent for internal and external alterations to Holly Tree Cottage, 35 Main Road, Aislaby.

Holly Tree Cottage stands in the village of Aislaby at the intersection between Main Road and Egton Road opposite the Church of St. Margaret's. The property is located within the Aislaby Conservation Area and is a Grade II listed building.

The existing building consists of a workshop at ground floor level with a pair of side hung timber garage style doors opening out onto the village green (east facing) and with living accommodation on the first floor. The ground floor was formerly a joiner's workshop in the 1940/50's.

Previous consent, NYM/2012/0698/LB, was granted to the new owners of the building. They wished to update the property as it did not have the benefit of a suitable or proper kitchen, nor a bathroom but merely a WC access from the small kitchen. The only form of heating was via one working open fire. The roof was clad with asbestos and the ceilings and walls at first floor level had been constructed using asbestos boarding. The property does have mains water and electricity and drainage connected to the main sewer via manholes in the path leading into Main Road to the north.

Consent is required to allow changes to two hopper windows on the north elevation of the property. Previous consent, NYM/2012/0698/LB, approved the windows with 9 panes. However, due to proportions of the window opening, the windows have been fitted with 6 panes.

A large window on the east elevation also requires consent for the variation of the approved reveal. The reveal approved was 350mm; however the window has been fitted with a reveal of 300mm.

Main Issues

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 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.

Development Policy 5 of the Core Strategy and Development Policies Development only permits 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 commented on the impact caused by the loss of a 9 pane window. They state that the 9 pane window is a testimony to the status of this section of the building, former use and characteristic. Whilst they would be unlikely to support this alteration, they are aware that their current opinions are contrary to advice received from the applicant from this authority and so raise no objection on this occasion.

The reduced reveal on the east elevation window is considered to cause harm to the character of the building or surrounding area.

In view of the above, it is recommended that consent is granted.

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.