

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Newholm-Cum-Dunsley

Application No. NYM/2016/0441/LB

**Proposal: Listed Building consent for installation of replacement timber slim double glazed windows to front elevation**

**Location: Graystone Farmhouse, Newholm**

**Decision Date: 30 August 2016**

## Consultations

**Parish** – Supports the application to improve the living standards of the occupants, dampness/mould etc need to be prevented to safeguard the structure of the building. The Parish Council cannot comment on the colour as Appendix D was not supplied.

**Advertisement Expiry Date** – 12 August 2016

## Director of Planning's Recommendation

**Approval** subject to the following conditions:

- 1 Standard Three Year Commencement Date - Listed Building  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Date Received
Double Glazed Sliding Sash Window Cross section- Robert Harrison & Sons-14 June16	
Cross Section Through Sash (glazing bar width to be 29mm as stated in email dated 16/05/2017)	Robert Harrison & Sons 06 February 2017
Kitchen Window removed from application as stated in letter from Robert Harrison & Sons Ltd dated	17 November 2016
Email from Chris Harrison detailing the window construction specification	sent 16 May 2017 15:32

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 Windows - Specify Details of Colour/Finish  
All new window frames in the development hereby approved shall be coloured in accordance with the Dulux Trade sample provided as Appendix d on the 14 June 2016 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.
- 4 Window Frames in Reveals to Match Existing  
The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



Date:

8 June 2017

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**Reason(s) for Condition(s)**

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. 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. 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.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Background**

Graystone Farmhouse is a Grade II Listed Building dating from the early-mid C19. It is constructed of coursed stone with a modern pantile roof and has a two storey and 3 bay form with a one storey bay at the right.

This application was originally submitted as the replacement of seven sash windows to the front elevation. Pre-application discussions over several years included proposals to replace windows on all elevations of the farmhouse. Officers have assessed the quality of the existing windows and determined that several windows on the building are historic and retain distinctive mouth blown glazing. The majority of these are to the rear elevation but on the front elevation the kitchen window to the ground floor left of the front door retains cylinder glass.

The Authority has consistently advised that any windows containing cylinder glass must be retained and repaired, whereas windows with modern glazing, the majority of which probably also are modern window frames (some evidenced by the rather crude chamfered horns) could be retro-fitted with slim double glazed units.

Following officer negotiations the application has been amended to remove the kitchen window from the proposal and the applicant has stated that they now intend to install secondary double glazing to this window. The remaining modern windows on the front elevation are now proposed to be replaced with slim, 4/10/4 double glazing units constructed of untreated float glass and 29mm glazing bars and will be painted an off white colour.

Signature:



Date:





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**Main Issues**

Core Policy G of the NYM Local Development Framework states that the landscape, historic assets and cultural heritage of the NYM National Park will be conserved and enhanced. Particular protection is given to those elements which contribute to the character and setting of Listed Buildings and Conservation Areas importance which make a positive contribution to the landscape and character of the National Park.

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 replacement of window style to match the traditional windows in the property and the installation of slim double glazed units are considered to be justified in this instance in accordance with paragraph 134 of the NPPF and will maintain the character, appearance, setting, and architectural and historic fabric of the Grade II listed property.

Whilst it is believed that further improvements could be made to the proposed design, in this instance the Building Conservation Officer is happy that the details now submitted are an improvement on the existing modern windows and will improve the living conditions of the occupants and therefore a compromise has been agreed.

As such the proposal is deemed to comply with Core Policy G and Development Policy 5 of the NYM Local Development Framework. Listed Building consent is recommended for approval.

**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 recommended the removal of the kitchen window from the application and also changes to the construction detailing of the windows, so as to deliver sustainable development.

Signature:



Date:

8 June 2017