

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Fylingdales

Application No. NYM/2016/0507/LB

Proposal: Listed Building Consent for blocking up of 2 no. internal doorways

Location: Post Office, King Street, Robin Hoods Bay

Decision Date: 09 September 2016

## Consultations

Parish - No objection.

Fylingdales Village Trust -

Society for the Protection of Ancient Buildings -

Advertisement Expiry Date - 26 August 2016.

## Director of Planning's Recommendation

that Listed Building Consent be **granted** subject to the following conditions:

1.	TIME02	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.
3.	CDLB00	No work shall commence on the in-filling of the door openings in the development hereby approved until full details of all proposed works, including materials, method of construction and treatment of all historical architraves has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.

## Informatives

1.	<b>CDLB INF1 Listed Building – No Other Internal/External Alterations Approved</b> For the avoidance of doubt, no permission or consent is given for the removal of, or works to, any internal features other than as hereby approved without the prior submission to and approval by the Local Planning Authority of a formal application for Listed Building consent.
2.	<b>MISC INF05</b> Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

*A. Saw*  
9 September 2016

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**Reason for Conditions**

1.	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.	CDLB02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.

*H. Samson*  
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**Background**

The Old Post Office is an imposing three store stone under welsh slate property occupying a prominent position at the lower end of King Street in Robin Hoods Bay lower village. It is an attractive property and has an historic shopfront with central door up four steps. At the rear of the property is an earlier rear wing, comprising one (possibly formerly two) residential property under a pantile roof.

The ground floor of the property has previously been used as a shop selling gifts and seaside items. The remainder of the property has been used as residential accommodation.

Permission for the change of use of the ground floor retail area (use class A1) to a café with shop (use classes A3 and A1 respectively) was granted in July 2015. That permission has since been implemented and the premises is now operated as a café specialising in loose leaf teas, lightly cooked/toasted snacks and all things postable (i.e. post cards, greetings cards and locally crafted gifts). An application to revise the opening hours has recently been approved.

The current application seeks listed building consent for the blocking up of two internal doors to facilitate the subdivision of part of the dwelling to a unit of local occupancy letting. There is a companion application for full planning permission currently being considered under reference NYM/2016/0500/FL.

**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) and Development Policy 5 (Listed Buildings).

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.

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 application relates solely to the first and second floor of the 'front' property; the ground floor shop and store room is the subject of the previous applications for change of use dealt with in 2015 and 2016.

The Authority's Building Conservation Officer has assessed the application and advised that there is no objection in principle as the works do not appear to affect the historic layout of the respective properties. However, there is no detailed information in respect of the method of in-filling proposed. The first floor door appears to retain an 19<sup>th</sup> century-style architrave and it would therefore be preferable for this to be left in-situ. Alternatively it could be re-used elsewhere to replace some of the modern architrave. It is therefore recommended that a condition be included to agree details prior to installation.

Furthermore, the Building Conservation Officer has identified that there are no further proposals detailing how the internal space/rooms will be re-organised to create a practical and coherent room layout; in particular, two bedrooms will be interconnected, limiting privacy.

*A. Sams* 9/9/16

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It is therefore recommended that an informative be added to draw the applicant's attention to the fact any additional internal alterations (including provision of services/drainage etc. is likely to require a further grant of planning permission).

The Parish Council has no objection to the application and no other comments have been received. In view of the above and the recommended conditions, it is recommended that Listed Building Consent be granted.

**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.

*M. Sainsbury*  
*9/9/16*