

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2017/0115/FL

Proposal: Alterations to roof of existing rear conservatory extension

Location: Easter Cottage, High Street, Thornton le Dale

Decision Date: 18 April 2017

Consultations

Parish – No objections

Society for the Protection of Ancient Buildings -

Site Notice/Advertisement Expiry Date – 29 March 2017

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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Ground floor as proposed</td><td>1496/07A</td><td>30 March 2017</td></tr><tr><td>First floor as proposed</td><td>1496/08A</td><td>30 March 2017</td></tr><tr><td>Rear elevation as proposed</td><td>1496/09A</td><td>30 March 2017</td></tr><tr><td>Section A-A/Southwest elevation</td><td>1496/10A</td><td>30 March 2017</td></tr><tr><td>Sketch from garden side</td><td>1496/11A</td><td>30 March 2017</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	Ground floor as proposed	1496/07A	30 March 2017	First floor as proposed	1496/08A	30 March 2017	Rear elevation as proposed	1496/09A	30 March 2017	Section A-A/Southwest elevation	1496/10A	30 March 2017	Sketch from garden side	1496/11A	30 March 2017
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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.																		
4.	MATS16	The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.																		

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5.	MATS00	All new window frames, glazing bars, external doors and door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority. The work shall not be carried out otherwise in accordance with the approved details 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.
6.	MATS00	No work shall commence on the installation of any replacement or new windows or external door (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames, external doors and door frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames, external doors and door frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS55	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.

Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2.	Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent 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 Listed Building consent.

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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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. – 7.	RSNMATS03	For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

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Background

Easter Cottage lies on the north side of High Street tie the east of Thornton le Dale village centre but within the conservation area. It is a grade ii listed building constructed of coursed limestone under a pantile roof. To the rear is a lean-to extension constructed in matching materials along with a sun room with a dwarf brick wall timber frame windows and sheeted roof.

Planning permission is sought to replace the roof of the sun room with a pantiled cat slide roof to match the adjoining extension and build up the walls in stone to match. The proposal has been amended since originally submitted to omit the gabled windows feature and recessed dormer in favour of a simple roofline with conservation roof light.

There is a companion application for listed building consent (NYM/2017/0116/LB).

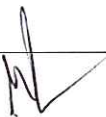
Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Core Policy A (Delivering National Park Purposes and Sustainable Development), Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

The extension, as amended, would continue the simple and traditional form of cat slide roof of the existing kitchen extension. The recessed dormer and glazed gable feature window have been omitted at the request of officers as these were considered awkward features, at odds with the simple form of the listed property. As amended the scheme is considered to preserve and enhance the character and appearance of the host listed building and the quality of the built environment of the conservation area.

Although there are adjoining neighbouring properties, given the modest scale of the proposals it is not considered that the development will have an adverse impact on the residential amenity of those neighbouring occupiers.

In view of the above the proposal is considered to comply with Core Policies A and G, and Development Policies 4, 5 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

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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.

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