

## North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Cloughton

Application No. NYM/2017/0222/FL

Proposal: installation of replacement windows

Location: Cober Hill, Newlands Road, Cloughton

Decision Date: 15 June 2017

### Consultations

Parish - No objection.

Advertisement Expiry Date - 01 June 2017.

### Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	29 March 2017
E-mail from Alan Walker	Subject: NYM/2017/0222/FL	30 May 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- Detailed Plans of Window Frames Required**  
No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window 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 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.
- MATS46 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:



---

**Application Number: NYM/2017/0222/FL**

---

**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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 & 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.

Signature:



Date:



---

**Application Number: NYM/2017/0222/FL**

---

**Background**

Cober Hill Cottage is an attractive late C19th/early C20th property located on Newlands Road in Cloughton. The property occupies a prominent, slightly elevated site within the conservation area and has a distinctive architectural character with side and front facing gables. The property is constructed from random stonework with a white rendered first floor, under a pantile roof with original flush fitting windows with leaded lights. The property is set within the grounds and belongs to Cober Hill hotel/conference venue.

This application seeks full planning permission for replacement windows of uPVC construction. As originally submitted, although the applicant's agent stated that the replacement windows would match as closely as possible the originals (without the lead detail), it was unclear as to whether the proposed replacements would be standard stormproof uPVC units or flush fitting. The applicant's agent has since provided written confirmation that the replacement windows will be high quality flush fitting uPVC.

**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), Development Policy 3 (Design) and Development Policy 4 (Conservation Areas).

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.

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

DP4 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.

The host property is attractive and considered to contribute positively to the character and appearance of the surrounding conservation area. The existing windows are in need of repair and maintenance but nevertheless, are of high quality and they too contribute to the overall character of the property. The flush fitting casements and slim proportions result in elegant windows which should ideally be retained or replaced like-for-like.

Signature: 	Date: 15/6/17
--	---------------

---

**Application Number: NYM/2017/0222/FL**

---

However, the property is not a listed building and consequently, the Authority cannot insist upon the retention of the existing or like-for-like replacements.

The Authority's Building Conservation Officer has commented on the application and identified that given the conservation area location; proposed development should seek to maintain the architectural character of the area. It is therefore considered that their replacement with white stormproof uPVC units would not maintain the character of the conservation area due to their bulky profile and unsympathetic style.

The use of high quality flush fitting uPVC replacements however, would have a negligible impact on the architectural character of the wider conservation area and as such, clarification or amendments are recommended.

The applicant's agent has provided written confirmation that it is the intention to supply flush fitting casements in white foiled uPVC with mechanical joints to provide a close match to the appearance of the timber windows, including the existing designs and opening positions (with the exception that the leaded detail is proposed to be omitted).

Officers consider that the written description of the proposed replacements is acceptable and although it is regrettable to lose original windows through lack of adequate maintenance, in the case of this non-listed building, good quality and sensitively designed uPVC replacements are acceptable. Notwithstanding the above, it is recommended that full constructional details are requested by condition and that the deep reveals are maintained in order to offset any impact of modern uPVC.

The Parish Council has no objection to the proposal and no other comments have been received. The amended proposal is considered to adequately maintain the character of the host property and wider conservation area in accordance with CPG and DP3 and DP4. In view of the above, approval is recommended.

**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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

