

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To Mr Piers Harold
Yarra Glen
Old Vicarage Lane
South Marston
Swindon
Wiltshire
SN3 4SH

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The above named Authority being the Planning Authority for the purposes of your application validated 08 May 2017, in respect of **replacement of windows on front elevation including addition of 3 no. dormer windows at 10 Roundhill House, Main Road, Aislaby** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. The proposal would be contrary to the criteria set out in Part 2 of the Authority's Design Guidance (Dormer Windows and Rooflights) and Development Policies 3 and 19 of the NYM Core Strategy and Development Management Policy Documents. Roundhill House, Aislaby is an attractive property which faces onto the main village thoroughfare and falls within Aislaby Conservation Area and designated Article 4 area. The alterations to the property are considered to be harmful to the character of the building and the Conservation Area and will have significant impact on the traditional vernacular appearance that the property strongly emphasises. The proposal to insert 3 no. dormer windows to the front roofslope particularly weakens the roofscape. Together with the insertion of replacement uPVC windows and rear rooflights the proposed alterations are such that the strong architectural style, character and appearance of the host building would be lost.
2. Development Policy 4 of the NYM Core Strategy and Development Management Policy Documents requires development proposals to preserve or enhance the character or appearance of the Conservation Area whether or not the proposal is prominent or available to public view. The overall net impact of the proposal will cause significant harm to the character and appearance of the host building by reason of the introduction of incongruous non-traditional UPVC material and design detailing (including sash and glazing bars) associated with replacement UPVC windows and to the Aislaby Conservation Area. The development therefore fails to meet the requirements of the National Planning Policy Framework and Core Policy G and Development Policy 4 of the NYM Core Strategy and Development Management Policy Documents.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented/accepted.



Mr C M France
Director of Planning

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10 3 JUL 2017
Date