

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Aislaby

Application No: NYM/2017/0327/FL

**Proposal:** Replacement of windows on front elevation including addition of 3 no. dormer windows

**Location:** Roundhill House, 10 Main Road, Aislaby

**Decision Date:** 3 July 2017

## Consultations

**Parish** – No objection.

**Highways** – The replacement windows should have no additional impact on the highway on the understanding that they do not open outwards over the footway.

It should be noted that the existing bay window does already extend out over the highway. The applicant has stated that the existing bay window has been in place for many years and we are not aware of any issues caused by this. The width of the available footway is no less than that outside neighbouring properties due to steps outside the front doors. However it is still an obstruction extending out over the publicly maintainable highway.  
Conditional approval.

**Advertisement Expiry Date** – 23 June 2017.

**Others** – Mr Richard Agar, 8 Main Road, Aislaby – Objects.

The building is a large substantial dwelling with original features and historic character in a conservation area. Part of the historic character includes long sloping clean rooflines. The installation of dormer windows is out of character with the nature of this and neighbouring buildings.

There are already large rooflights to the rear long sloping roof which were added relatively recently, further large rooflights will further degenerate the original character of this building.

## Director of Planning's Recommendation

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**Reason(s) for Refusal**

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.

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**Background**

The application is for replacement of windows on front elevation including addition of 3 no. dormer windows at Roundhill House, 10 Main Road, Aislaby.

The application site is located at the east end of Aislaby village on the north side of the main village thoroughfare. The terrace comprises three properties with Roundhill House being the end house, standing taller than the others. The property is an attractive and traditional two storey house, with a vernacular frontage, built from large coursed stonework under a pantile roof. The property exhibits key traditional features i.e. detailed stone window heads, water tabling and an attractive chimney. A projecting ground floor bay has been added to the right hand side of the principle front door. The house dates from around 1825. The property falls within the Aislaby Conservation Area and Article 4 designated area which covers front elevations of dwellinghouses and any important open spaces.

There is no planning history associated with the application property.

Planning permission is sought to replace all the front elevation, top opening sash windows with more traditional vertical sliding sash windows in a detailed woodgrain effect uPVC material in an off-white colour.

It is also proposed to replace the side windows on the house to match the front elevation, one on the ground floor and two on the second floor. These are caught by the Article 4 and require the benefit of consent.

The design and access statement sets out the justification for requesting uPVC as both to improve warmth and ventilation within the house as suggested by the applicant surveyor to help with air and heat circulation and prevent damp, something that the house is prone to.

Additionally, it is proposed to replace the 3 no. existing skylights on the front elevation roofslope with the introduction of 3 no. dormer windows. The dormers would be positioned directly above and in line with the first floor windows, each measuring 1.2 metres wide and 1.2 metres high with pitched roofs and glazed cheeks.

The design and access statement sets out the justification for the dormer windows. That being, the loft room is one space and is incredibly dark and would benefit from having more light.

At the rear it is proposed to introduce an additional rooflight of twin proportions and replace an existing single skylight over the stairwell also with a twin light.

Other changes are referenced in the submission including retention of the bay window (added without consent) and the addition of lead flashing however these do not require consent due to either the passage of time or simply that they are not deemed to need consent.

It is acknowledged that the applicant has invested significant time and effort in engaging with Officers during pre-application discussions. Several exchanges of written correspondence have taken place between the applicant and Development Management and Building

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Conservation Officers who have been involved at each request for design advice. At the enquirers request Officers have provided a pragmatic response to each enquiry since July 2016 to the present time. With each response the Authority expressed concern in respect of the replacement uPVC windows and the introduction of dormer windows.

Applications are dealt with on a case by case basis and the application must be given the opportunity to run its course. The consultation exercise gives anyone else the opportunity to comment. In this case a third party objection has been forthcoming

## Main Issues

The main issues are considered to be whether the proposal will significantly detract from the character and form of the host building and whether it will preserve or enhance the character and appearance of the Aislaby Conservation Area.

Section 5.4 of the NYM Management Plan states that the principles of 'sustainable development' are underpinned in the policies contained in the NYM Local Development Framework (LDF).

## Policy Context

Paragraph 132 of the National Planning Policy Framework (NPPF) states that the significance of a designated heritage asset, in this case the Conservation Area, can be harmed or lost through alteration. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Core Policy G of the NYM Core Strategy and Development Management Policy Documents states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection is given to Conservation Areas.

Development Policy 3 of the NYM Core Strategy and Development Management Policy Documents affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 4 of NYM Core Strategy and Development Management Policy Documents states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context.

It is reiterated that there is a requirement for development proposals to preserve or enhance the character or appearance of the Conservation Area applies with equal force whether or not the proposal is prominent or available to public view.

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Development Policy 19 of the NYM Core Strategy and Development Management Policy Documents states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

### Planning Guidance

The National Planning Practice Guidance is designed to run alongside the National Planning Policy Framework (NPPF). It states that the size of individual buildings and their elements should be carefully considered, as their design will affect the: overshadowing and overlooking of others; local character; skylines; and vistas and views. The scale of building elements should be both attractive and functional when viewed and used from neighbouring streets, gardens and parks.

In addition, The Authority's Design Guide (Part 2) states that the key to a successful extension lies in the respect shown to the original building so that it remains the dominant form.

It acknowledges that extensions into the roofspace are a convenient way of creating more accommodation but great care is required if the development is to be sympathetic to the character of both the original house and the locality.

The Design Guide Supplementary Planning Document forms part of the Local Development Framework and is a material consideration in the determination of planning applications.

### Impact on Conservation Area

The Authority's Building Conservation Officer has been consulted on the application and raises objections to the insertion of PVC windows and the construction of three dormer windows.

Roundhill House is a handsome historic building that would appear to date to the first half of the nineteenth century. It occupies a prominent street-front position in the Aislaby conservation area and makes a positive contribution to the architectural and historic character of the area. Development within Conservation Areas is required to preserve or enhance the character and appearance of the area.

The proposal to replace timber mock-sash windows with PVC sash windows would restore a more traditional style of window to the historic building, but the qualities of the PVC windows (as can be gleaned from the limited information supplied) in terms of the material and finish, rather bulky section sizes and details such as spiral balances rather than sash boxes, appear to produce a window that lacks the character of traditional box sash windows and therefore the change in design does not compensate for the loss of traditional material and painted finish.

A Conservation Area enhancement grant has been suggested and would be available for the installation of timber sash windows (although the detailing of the modern bay would require particular attention). As an alternative suggestion it has been recommended that the applicant explores the use of either like for like replacements if required or restoring better quality traditional timber windows.

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The introduction of dormer windows would be harmful to the character of the building and the Conservation Area. The roof profile is very prominent approaching the building in both directions, and dormer windows would represent an intrusive addition to the roofscape. The terrace of which Roundhill House is part does not have any dormer windows, and where dormer windows exist in the Conservation Area they are almost uniformly modern and unsympathetic additions to vernacular buildings, and probably date from before the designation of the Conservation Area. They therefore do not represent a convincing precedent for additional dormer windows.

Officers have suggested that if the existing rooflights require replacement, better quality metal conservation rooflights are installed, such as those from The Rooflight Company or Lumen. It is noted that additional light is cited as a justification for the dormer windows but rooflights provide substantially more light than dormer windows by glass area due to the angle of glazing.

The existing building represents one of the few remaining unspoilt/unaltered dwellings in the Ailsaby Conservation Area which in its own right is one of the most characterful properties in the village. It's massing and proportions, traditional features and general all round fenestration combine to create a distinctive house that alone and together as part of the terrace and the overall streetscene contribute significantly to the character of the Conservation Area.

The proposed development would cause significant harm to the character and appearance of the host building and the wider local area. A core principle of the NPPF is to always secure development of good design, which is a key aspect of sustainable development.

### Planning Case

The scheme requires significant intervention to the roofslope to provide additional light, not because usable second floor space is required, to the extent that the external form of the building when viewed from all aspects close up and wider streetscene views would be detrimentally affected and the original architectural style, character and appearance would consequently be lost.

The applicant's justification for replacing the windows is that there is damp in the property. Officers have seen no substantive evidence to indicate that the windows are contributing to the penetration of damp problems in the property or that uPVC rather than timber windows will help to alleviate the problem. The property used as an example in Ugglebarnby is not within a protected Conservation Area like the application property and despite having similar uPVC windows as those proposed such examples elsewhere in the National Park cannot be used as sufficient justification for future proposals.

The design of the dormer windows has been a significant part of the pre-application discussions and the design has been revised several times to be brought up to a reasonable standard for planning application submission having started out significantly larger. It is the cumulative impact together with the lack of justification for the dormers i.e. that simply adding more light, is not considered to outweigh the harm that would be introduced.

Rather than providing a balanced appearance as the applicant clearly states, Officers are of the opinion, similarly to the third party objector, that the dormers will in fact create an overwhelmingly top heavy appearance.

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## Conclusion

Overall it is felt that the plans illustrate the effect of over-development. As such the roof dormers would dominate and obscure the form of a traditional building and the Authority do not believe that this scheme respects the vernacular character and form of the host dwelling. Suggestions have been made to improve the appearance in a subtle way so as not to erode that appearance further.

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.

On balance, despite pre-application discussions in this instance the overall net impact of the proposal is considered unduly harmful to the character and appearance of the host building and with equal force to the Aislaby Conservation Area and local area. Refusal is recommended.

## 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.

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