

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2017/0331/LB

Proposal: Listed Building consent for internal alterations including re-opening of doorway

Location: The Laurel Inn, New Road, Robin Hoods Bay

Decision Date: 15 June 2017

Consultations

Parish -

Society for the Protection of Ancient Buildings -

Advertisement Expiry Date - 09 June 2017.

Director of Planning's Recommendation

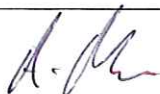
Approval subject to the following conditions:

- Standard Three Year Commencement Date - Listed Building**
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	D11111-01 Rev A	20 April 2017
Proposed Floor Plans & North Elevation	D11111-03 Rev B	07 June 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- Doors - Details of Construction to be Submitted**
No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- The new external doors and door frame hereby permitted shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:





Date:

15/6/17

Application Number: NYM/2017/0331/LB

Reasons for Conditions

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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/2017/0331/LB

Background

The Laurel Inn is a public house located within the centre of Robin Hoods Bay Conservation Area on a sharp bend in the road. It is a fairly compact four storey property with the older part (C18) being incised rendered walls with a newer part (C19) mostly herringbone-tooled coursed sandstone under a pantile roof. It is a grade II listed building.

This application seeks listed building consent for the reinstatement of a door in the north (rear) elevation together with internal alterations to reorganise the existing holiday cottage in order to provide an empty bottle store at first floor. As originally proposed, the scheme proposed alterations to an existing box wider staircase and removal of the first floor kitchen area to provide store, with the provision of a mini kitchen/living/dining at second floor with the bedroom provided at third floor alongside the existing shower room.

Following Officer negotiations to retain the historical staircase, amended plans have been submitted which comprise the retention of the staircase to the first floor, the introduction of a partition wall across the store room to form a passageway to the reinstated access door and the insertion of a door within the partition to provide access to the bottle store.

This application has a companion application for planning permission (ref.: NYM/2017/0286/LB) also under consideration.

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 4 (Conservation Areas) 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.

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.

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.

Signature: 	Date: 
--	---

Application Number: NYM/2017/0331/LB

The nature of the proposal is such that the scheme proposes only minor external works and consequently, the scheme will not result in any significant alteration to the character or appearance of the surrounding conservation area. The reopening of a former doorway is considered to be acceptable and is supported by Officers on the basis it will see the removal of a standard black painted board from the streetscene and its replacement with a traditional vertical boarded door.

In respect of the specialist listed building considerations, the Authority's Building Conservation Officer has been consulted and has advised that the proposal to remove the balustrade/partition at first floor and third floor is acceptable on the basis it is a modern addition and is not part of the historical fabric. However, the reconfiguration of the staircase between ground and first floor to provide a store is unacceptable. The stair concerned is a traditional (likely to be original) box winder staircase and therefore forms part of the significance of the building.

The Building Conservation Officer has suggested revisions in order to avoid disturbance to the staircase and original panelling. The applicant's agent has confirmed that the existing staircase can be retained entirely as it is and provided amended plans in line with officer advice showing the insertion of a new partition wall constructed across the proposed store room to create a passage way to the reinstated external door. It is also proposed to incorporate a door within the new partition to allow access to the new store room. The agent has also confirmed the new skirting and architrave will match the existing ones in this room as closely as possible.

Officers welcome the proposed amendments which follow the specialist conservation advice closely and achieve a much more sensitive scheme of work which respects the host listed building.

The Parish Council has no objection and no other comments have been received.

The amended proposal is considered to comply with the requirements of Core Policy G and Development Policies 4 and 5 of the NYM CSDPD and 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 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:

