

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2017/0433/FL

Proposal: Erection of single storey side extension, erection of single storey rear extension together with replacement casement windows and re-roofing

Location: Midstream Cottage, Priestman's Lane, Thornton le Dale

Decision Date: 05 September 2017

Consultations

Parish – No objections.

Environment Agency – Advise that the development may require a permit under the Environmental Permitted Regulations 2010 for any structure within eight metres of the top of the bank of Thornton Beck, which is separate to and in addition to any planning permission granted.

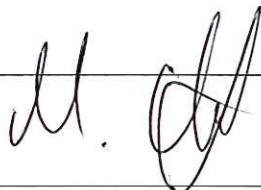
Site Notice/Advertisement Expiry Date – 23 August 2017

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>Proposed floor plans & elevations</td><td>WG477-04 F</td><td>6 September 2017</td></tr><tr><td>YSS secondary glazing details</td><td>WG477-05</td><td>14 June 2017</td></tr><tr><td>VSS secondary glazing details</td><td>WG477-06</td><td>14 June 2017</td></tr><tr><td>Replacement casement window details</td><td>WG477-07</td><td>14 June 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	Proposed floor plans & elevations	WG477-04 F	6 September 2017	YSS secondary glazing details	WG477-05	14 June 2017	VSS secondary glazing details	WG477-06	14 June 2017	Replacement casement window details	WG477-07	14 June 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.															

Signature:



Date:

6th Sept 2017

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4.	MATS14	No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
5.	MATS28	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6.	MATS54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter 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.	The development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Thornton Beck, which is designated as a 'main river'. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available at https://www.gov.uk/guidance/flood-risk-activities-environmental-permits .
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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. – 5.	RSNMATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Signature:

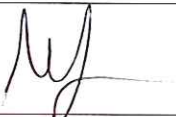


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6. & 7.	RSNMATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
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Background

Midstream Cottage, although not a listed building, is an attractive historic building within Thornton le Dale Conservation Area. It occupies a sizeable plot on the west side of Priestman's Lane, immediately to the North of Beck Isle. The property appears to pre-date the 1854 Ordnance Survey map and may have originated as a coach house or gardener's cottage. Whilst it has clearly been subjected to a number of alterations, the front elevation of the property retains much of its historical and architectural character. Despite the significant and unsympathetic alterations and extension to the rear, the building is considered to be an architectural asset to character and appearance of the Conservation Area, clear views of which can be gained from both Beck Isle and Priestman's Lane.

Planning permission is sought for the construction of an oak framed double car port to the north elevation linked to the main dwelling by a small oak framed porch, along with a single storey extension to the rear (west) elevation to provide an enlarged grade room. In addition the application seeks permission to replace the existing single glazed timber casement windows with double glazed timber casement windows. The existing single glazed sash (vertical and horizontal sliding) windows will be retained and secondary double glazing fitted.

Main Issues

The relevant policies in the determination of this application are Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development). Development Policy 4 seeks to ensure that development within a conservation area preserves or enhances the character and appearance of the area whilst Development Policy 19 seeks to ensure that proposals for extensions or alterations to dwellings do not detract from the character of the original dwelling and its setting.

This is considered to be a sensitive scheme of extension and renovation of a historic building of significant architectural and historic character in the conservation area. The retention of the original Yorkshire sliding sash windows is welcomed and whilst the choice of storm-proof casements to the remaining windows is regrettable, they are still considered to be an enhancement of the property. Furthermore the proposed rear extension, being modest in scale and built in traditional materials would not detract from the overall form and character of the host dwelling. The proposed oak framed double car port to the north elevation would be set well back from the Priestman's Lane frontage, sitting comfortably in this wooded setting and would complement the masonry for the host dwelling. As such the proposals are considered to enhance the character and appearance of the conservation area.

Given the position of the proposed extensions to the property it is not considered that they would have any impact on the amenities presently enjoyed by the occupants of neighbouring residential properties.

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In view of the above the proposals are considered to comply with Development Policies 4 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

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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