

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (South) Parish: Cloughton	Application No. NYM/2017/0890/FL
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Proposal: construction of replacement front porch and additional rear porch together with alterations to windows and doors and installation of flue

Location: Providence Heath, Cloughton

Decision Date: 16 February 2018

Consultations


Parish – No objections.

Site Notice/Advertisement Expiry Date – 8 Feb 2018

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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4.	MATS30	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.

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5.	MATS40	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.
6.	CDLB13	No work shall commence on the installation of new front porch until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
7.	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	MISC INFO 01 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	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.

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3.	RSN MATS01	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.
4.	RSN MATS02	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.
5.	RSN MATS02	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.
6.	RSN CDLB06	In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.
7.	RSN MATS02	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.
8.	RSN MATS02	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

Providence Heath is a grade II listed much altered former farmhouse which has been extended into former attached outbuildings located in a remote location some 4 kilometres south east of the Flask inn close by the A171 coast road.

It is accessed from a long and sloping driveway within landscaped gardens, a pond and new build rear outbuildings impart a residential character and appearance.

The site has a long planning history including enforcement action against unauthorised alterations and some relatively poor quality approved alterations.

The site has recently been purchased by the applicants who are looking for a range of external and internal alterations to create family accommodation. The application was the subject of pre-application advice and a number of the original ideas have been modified so as to have greater 'building conservation' focus.

In brief these include;

- Removal of later bulky front porch and replacement with simple timber porch,
- Replacement double glazed doors and windows with conservation detailing,
- Removal of some internal stoothing walls and ceiling in rebuilt part of the house to create an open plan living area with rooflight,
- Installation of an aga with rear roof flue,
- Minor internal wall and stair changes,
- Stoning up of a window aperture within a new build extension,
- Construction of a new 'catslide' rear porch in matching materials.

Main Issues

Core Policy G and Development Policy 5 of the NYM Core Strategy and Development policies document approved November 2008, between them seek to ensure that proposals to alter listed buildings are only permitted where they would not have an unacceptable impact on the special historic or architectural interest of the building.

The host building has been much altered over the years and some of the works have been relatively poor at retaining the intrinsic character of this former humble farmhouse.

This scheme retains the older intact part of the buildings layout whilst accepts changes to open up some heavily rebuilt parts of the house to create a mix of large and small internal room spaces. A later addition incongruous front porch is to be removed and replaced with a more delicate design together with a new well detailed rear porch. The current non-original single glazed doors and windows are to be replaced with double glazed units which would not be harmful.

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The scheme has been the subject of detailed pre-application advice from the Authority's Conservation architect and there are no objections from them following internal consultation. Given minor works to one part of the roof void are proposed, a bat informative is recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy E5 which seeks to conserve the built heritage of the Park.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



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