

April 2018

Our Ref: LS/8703

HERITAGE AND DESIGN STATEMENT

LISTED BUILDING CONSENT PROPOSAL	Application For Listed Building Consent for internal alterations, improvements and porch
LOCATION/HERITAGE ASSET/LISTED BUILDING	Rose Cottage, Institute Row, Grosmont, Whitby, YO22 5PE
APPLICANT	Mr Jonathan Robert McCarthy and Mrs Alison Louise McCarthy
LOCAL PLANNING AUTHORITY	North York Moors National Park

NYMNPA

25/04/2018

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1.0 PREFACE

- 1.1 This report arises out of specific instructions given by Mr & Mrs McCarthy to apply for Listed Building Consent for internal alteration, improvement works and porch at Rose Cottage, Institute Row, Grosmont, North Yorkshire. The property comprises a Grade II Listed detached house on a large plot in the heart of the village.

2.0 PROPOSED DEVELOPMENT

- 2.1 The alterations and improvements this application relates to are as follows:-
- Remove section of dividing wall between utility and kitchen to create an open plan kitchen dining area.
 - Renew floor throughout proposed open plan kitchen dining area.
 - Provide 2 No. Conservation Grade Velux roof lights to the ground floor lean-to roof.
 - Modify dining room fire place and install multi fuel burning stove.
 - Construct lean-to porch feature over north side entrance door.
 - Re-establish a number of openings through elevations to incorporate windows.
 - Removal of timber stud walls in the utility and the existing dining room.
 - Proposed window to east side of rendered utility that will become the open plan kitchen dining area.
- 2.2 The applicants aim is to improve the standard of accommodation and make the property more comfortable to live in. The applicants philosophy is first to maintain and keep in good repair the fabric but with the desire to improve while still retaining the architectural and historic qualities of the property.

3.0 THE LISTED BUILDING/HERITAGE ASSET

- 3.1 The property comprises of a Grade II Listed detached house set in the centre of the North York Moors village of Grosmont. The village has a deep industrial heritage linked to brick making and the steam railway. There has also been considerable mining in the area which has impacted on the style of houses and the general configuration in the village.
- 3.2 The property is modest in scale having 3 bedrooms. It has been subject to an extension at the rear, likely in the Victorian period. There has then been an extension to create the ground floor utility room sometime around the mid-half of the 20th Century.
- 3.3 The house is constructed utilising traditional methods to the majority and has been subject to alterations overtime. Around 35-40 years ago when the past vendor purchased the property it was in a semi derelict condition.

3.4 The property is Grade II Listed. The listing details are shown beneath.

Grosmont Institute Row
 NZ 80 NW (west side)
 Rose Cottage
 3/133
 II
 GV

House. Early C19 with later C19 fenestration. Hammered sandstone on chamfered plinth, with slate roof. Central stairhall plan, one room deep, with rear service wing. 2-storey, 2-window front. Panelled double doors beneath gabled trellis porch. Windows are 4-pane sashes with tooled lintels and painted sills. Coped gables and coved kneelers. End stacks. Rear: 16-pane ground floor sash and 4-pane first floor sash both with painted tooled sills. Left return: 16-pane sashes with painted tooled sills. Included for group value.

Listing NGR: NZ8287205304

4.0 DEVELOPMENT MANAGEMENT & APPRAISAL

4.1 The drawings provided with the application clearly set out the proposals together with specification notes.

4.2 The drawings included with the application are as follows-

- 01- Location Plan
- 02- Existing and Proposed Block/Roof Plans
- 03- Existing Elevations
- 04- Existing Floor Plans
- 05- Proposed Elevations
- 06- Proposed Floor Plans
- 07- Existing and Proposed Section A-A
- 08- Existing and Proposed Dining Room Fireplace
- 09- Proposed Window Specification and Sections

4.3 The main alteration is the proposal to remove a section of the solid load bearing masonry wall dividing the kitchen from the utility. This will create an open plan kitchen dining area. This wall is believed to have been constructed in the Victorian period when the house was effectively extended to give the kitchen with an additional bedroom over (service wing). The wall is approximately 420-450 mm in thickness being sandstone with rubble fill. There is already one opening through this created we believe in the mid-20th Century to link through to the brick and render utility extension.

4.4 The kitchen at the present time is compact with very low light levels given the single north facing window.

- 4.5 The creation of the open plan room will extend effectively from the north to the south side. This together with the traditional Conservation Grade Velux roof lights to the lean-to roof will considerably enhance light levels leading to much improved living conditions.
- 4.6 The roof lights are of a Conservation Grade specification to a part of the structure added in the mid-20th Century. The incorporation of these features in no measurable way detracts from the general appearance and architectural qualities of the Listed Asset. The solar gain from the roof lights and the increased light levels will be of benefit to the fabric and to those living in the house.
- 4.7 The existing utility floor is in situ cast concrete believed to be around 100-150mm in thickness. Marks have been created on the surface to try and imitate flags. In the kitchen there are clay quarry tiles to the surface over a concrete base beneath. This is a feature that was added by the previous vendor as the same tiles are utilised on the patio externally. It is proposed to carefully take up the existing floor ensuring that none of the load bearing walls are undermined in any way. Replacement floor to be added with compacted stone base, damp proof membrane, insulation and a concrete floor slab. This will then be overlaid with tiles.
- 4.8 Following removal of the load bearing wall to create the open plan space there will be elements of affected wall finishes. It is proposed to make good these areas using a traditional three coat haired lime plaster.
- 4.9 Within the existing utility there is a wall with sliding door into a pantry/store. This is a modern plaster board and timber stud wall. In the dining room the space has been subdivided, likely in the last 50 years with a timber stud and plaster wall to create a library area. Neither of the rooms created (library and pantry) have any form of external windows and are very dark. The walls are modern and not of any architectural or historic value. Removal of these features and making good of surrounding finishes will not have any adverse impact on the Listed Asset.
- 4.10 Review of the exterior masonry illustrates that various openings have been changed and infilled over the history of the dwelling. Part of these proposals is to re-establish a number of the openings at ground floor level in the dining room and lounge. A number of these openings were previously believed to be for doors however windows are proposed. This is again to increase light levels and potential for ventilation through opening sashes.
- 4.11 The proposed windows are of a traditional style with painted timber frames. Both windows are proposed to be four pane sliding sashes with traditional chords and weights. Drawing 09 gives a detailed specification together with section drawings. Windows are proposed to be double glazed but with traditional fret bars finished with putty. The sectional dimensions of the proposed windows will match the existing four pane sliding sashes and be manufactured by the same local village joiner.
- 4.12 It is proposed to reconfigure the existing dining room fire place and add a multi fuel stove. The existing fire place is modern. There is a cast fire with surround and tiled hearth. The surround is to be retained but the modern gas fire, which is believed to be around 20-40 years of age, is to be carefully removed and the masonry behind reconfigured to accept the stove. At the present time there is a stove within the Lounge of a similar configuration to what is proposed. The exact same stove 'The Little Thurlow' from the local company 'Town

and Country Stoves' is proposed. Please see details on drawing number 06 in terms of layout and then drawing 08 which includes photographs to help illustrate the proposals.

- 4.13 The incorporation of the multi fuel stove will again increase the comfort of the property. The heat from the stove in winter months will assist the occupants with managing dampness to keep the internal fabric dry. As part of this exercise it is anticipated that the flue will require lining.
- 4.14 A further window is being proposed to the east side of the brick and render finished utility. This is a simple traditional four pane sliding sash with double glazing in painted timber. This will increase light levels and also enable the occupants to see guests coming and going up the driveway to this side of the curtilage.
- 4.15 The door to the north side of the kitchen is most regularly used given it is nearest the drive and parking area. The principle front entrance door facing the railway line is seldom used. The side doors leads directly into the kitchen and during poor winter weather conditions is problematic. This is compounded by the fact that the internal floor level is the same as the yard creating problems with driving rain. The proposed porch has been designed to be sympathetic to the house in terms of its style, scale and materials. Much needed protection will be given to the north side entrance door.

5.0 PLANNING POLICY ITEMS

- 5.1 Relevant polices are as follows:-

Local Planning policies

- *Local Development Framework, Core Strategy And Development Policies- 2008*
 - *Development Policy 5. Listed Buildings*
 - *Core Policy G- Landscape, Design and Historic Assets*

ASSESSMENT UNDER LOCAL POLICIES

- 5.2 The development plan for the North York Moors National Park is established through the Core Strategy and Development Plan document which was adopted on the 30th November 2008. Within the development plan there are two principle policies the bear relevance of the subject Listed Building Consent Application. These are Core Policy G and Development Policy 5.
- 5.3 Core Policy G- Landscape, Design and Historic Assets states- 'The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced... particular protection will be given to those elements which contribute to the character and setting of Listed Buildings...'

- 5.4 Development Policy 5 refers specifically to Listed Buildings and states 'Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interests of the building. Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.'
- 5.5 Paragraph 7.17 States 'Whilst often the best use of a Listed Building would be that for which it was originally built, the Authority recognises that ensuring its continued upkeep and active use will at times require it to accommodate change.' No change in use is proposed for this application however the alterations and improvement will help ensure the house meets the needs of the occupants and provides comfortable living accommodation. The external changes to the elevations and the roof will obviously have a visual impact but 2 out of the 3 windows are in former openings that have been infilled. Where the rooflights are proposed the roof pitch is very shallow therefore the visual impact is minimal and they are to a limited quality extension not visible in the context of the principle elevation. The addition of the windows and roof lights will considerably enhance light levels to the internal accommodation and not have any unacceptable impact.

Planning (Listed Buildings in Conservation Areas Act 1990)

- 5.6 The subject application falls to be determined under the Planning (Listed building and Conservation Areas (Act 1990). Under this Act decisions on applications for Listed building Consent are dealt with at Part 1, Chapter 2 of the Act and more specifically at Section 16 which states;

"16 Decision on application-

Item 1- Subject to the previous provisions of this part, the local Planning Authority or, as the case maybe, the Secretary of State may grant or refuse an application for Listed Building Consent and, if they grant consent, may grant it subject to conditions.

Item 2- In considering whether to grant Listed Building Consent for any works the Local Planning Authority or the Secretary of State should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Item 3- Any listed building consent shall (except in so far as it otherwise provides) endure for the benefit of the building and of all the persons for the time being interested in it."

Subsection (2) is the key to this act in terms of this application as it sets out what the decision maker should consider when determining whether or not to grant Listed Building Consent. This states the following-

"The desirability of preserving the building or its setting or any features of special architectural or historic interests which it possesses."

- 5.7 This application relates to relatively straight forward simple alterations and improvements. The proposals put forward will help in preserving the building and provide comfortable and enhanced living accommodation. This is not only to the benefit of the Listed Asset but the occupants who are the current persons for the time being interested in it.

National Planning Policy Framework

- 5.8 The National Planning Policy Framework (NPPF) promotes the conservation and enhancement of Heritage Assets and the historic environment for the enjoyment of the wider public and the contribution they bring to the wider environment. It is recognised that Heritage Assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance. Under paragraph 134 there is reference to instances where the development would lead to *“less than substantial harm” to the assets and states “where a development proposal will lead to less than substantial harm to the significance of a designated Heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use”*.
- 5.9 The proposals will create comfortable and enhanced living accommodation. The proposed works are concluded to be far less than substantial harm being actually of benefit to the Listed Asset. This is a benefit to the current occupants but also future occupants rather than just being *“less than substantial harm”* they are actually of *“substantial benefit”*. The optimal viable use for the subject property is for it to be continued to be used as residential and these proposals will ensure this is the case.

6.0 PHOTOGRAPHS

- 6.1 Set out over the coming pages are a series of photographs of the house:-



Photo 1: Principal elevation facing the railway line (West Elevation).



Photo 2: Rear elevation (East).



Photo 3: South side elevation.



Photo 4: South side showing utility.



Photo 5: North side entrance door into kitchen.



Photo 6: Library area in section divided off from existing dining room. Very dark space created.



Photo 7: Dividing wall between utility and pantry that is proposed to be removed.



Photo 8: Dividing wall between existing dining room and library that is proposed to be removed.



Photo 9: Section of kitchen showing opening though into utility.



Photo 10: Existing dining room fireplace (modern gas fire).



Photo 11: Existing stove in lounge. Same type of stove proposed for dining room.

7.0 CONCLUSION

- 7.1 It is concluded that the proposals put forward will not have an unacceptable impact on the special Historic or Architectural interest of the house. The proposals will enhance the building with no loss of character or loss of any important architectural features.
- 7.2 The drawings attached herewith demonstrate that the proposals are sympathetically designed and take a conservation approach to the improvement works.
- 7.3 The overall scheme of alteration and improvement internally together with the planned external maintenance/repair works by the applicants will put the building into good condition and help safe guard its future in terms of its usability in providing comfortable living accommodation. The applicants are investing a considerable amount of time, money and effort into the building. This demonstrates the applicants appreciation of the historic and architectural value.

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