

## North York Moors National Park Authority

<b>Scarborough Borough Council</b> <b>Parish: Aislaby</b>	<b>App Num. NYM/2010/0726/FL</b>
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**Proposal:** Variation of condition 8 of planning approval NYM/2010/0381/FL to allow wood effect uPVC windows and sliding door

**Location:** Yeoman Hall, Woodlands, Sleights

**Applicant:** Mr Simon Jay, Yeoman Hall, Woodlands, Sleights, Whitby, North Yorkshire, YO21 1RY

**Date for Decision:** 02 December 2010

**Grid Ref:** NZ 486113 507932

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on...
3. MT00 All new window frames and external door frames shall be finished in white and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
4. MT45 Window frames in reveals to match existing

#### Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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 Development Plan Policy 3.
- 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.

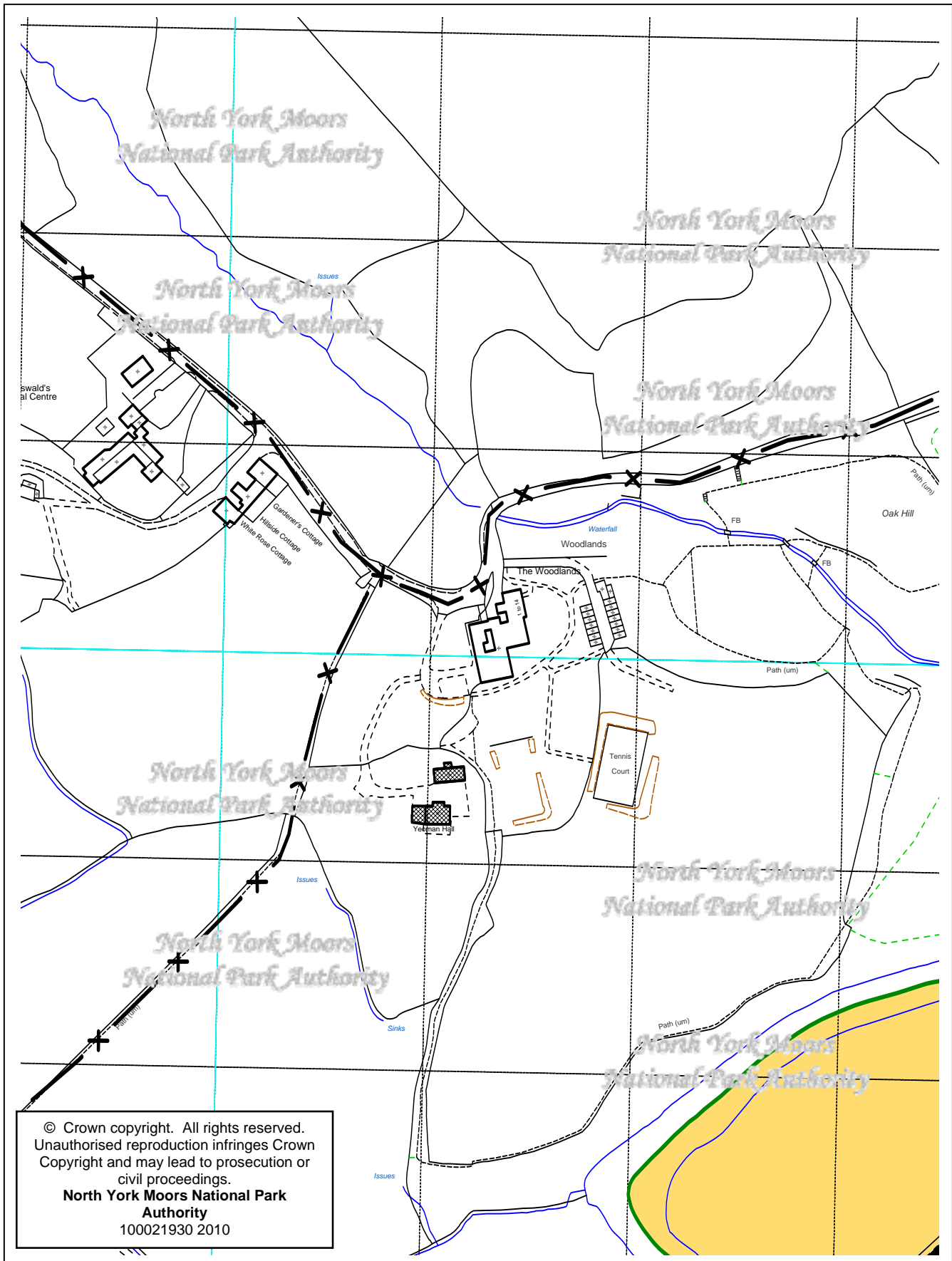
### Consultations

**Parish** -

**Site Notice Expiry Date** - 10 November 2010.

**Others** - **Dr & Mrs J Tomenson, Flat 14, The Woodlands, Sleights** - We wish to express our objection to the variation of planning approval on the following grounds:

- We do not believe that wood effect uPVC is an appropriate building material for a development in such close proximity to a Listed Building such as Woodlands. It does not help the NYMNPA's requirements 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'.
- The application does not adequately describe what variation is being proposed.
- The plans are completely inadequate.




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**Application No:**  
 NYM/2010/0726/FL

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**Application No: NYM/2010/0726/FL**

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**R & J C O'Donnell, Flat 13, The Woodlands, Sleights** - We are concerned that the proposed changes may not be in keeping with the building and its location next to Woodlands, a Listed Building. In our opinion uPVC windows are generally not appropriate in such circumstances.

### **Background**

Yeoman Hall is situated within the grounds of the former Woodlands Nursing Home which is accessed via a long drive from the main A169 Pickering to Sleights road near Sleights Weir.

Yeoman Hall was originally granted permission as a manager's house in connection with the nearby nursing home and subsequently constructed in the grounds of the Grade II\* Listed Hall. The property now has an unrestricted use and is divorced from Woodlands House (now in use as residential flats) under private ownership.

Yeoman Hall comprises the main house, a substantial mock Georgian property and a large four bay garage block with a first floor set in considerable grounds with ample parking and amenity/garden space surrounding the property.

A temporary two year planning permission was granted in July 2010 for the change of use and extension to the existing garage block to form a relaxation spa together with the construction of a side extension, replacement windows and installation of two bay windows to ground floor of main house.

Members were minded to approve the application on the basis that the cumulative impact of the extension and change of use of the garage to a relaxation spa was not considered to reduce the amenity space or increase activity levels in the immediate vicinity by an unreasonable amount. A temporary permission will allow the Authority to re-assess the activity levels of the relaxation spa proposal following a trial period of operation.

Planning permission is now sought to vary condition 8 of the recent permission to allow the applicant to replace the current windows with vertical sliding sash wood effect uPVC windows and sliding doors throughout the property instead of timber side hung casement windows.

The applicants have chosen a company who produce a vertical slider window system to give the appearance of vertical sliding sash windows with fine, slim line profiles and a maximum window energy rating performance.

It is not yet clear whether the applicants have chosen white frames or an alternative colour and confirmation that the replacement windows will be made to fit the existing openings is sought. In addition to this the Authority are keen to find out whether the windows and doors in the outbuilding and rear hexagonal extension will be uPVC and details of their construction and appearance is vital in assessing the overall impact.

### **Main Issues**

The main issues to consider are whether the standard of design and materials are suitable for this location and whether the proposal would respect the character of the host dwelling. The relevant policies from the North York Moors Local Development Framework is Development Policy 3 which is concerned with design together with Development Policy 19 which relates to householder development.

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**Application No:** NYM/2010/0726/FL

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**Main Issues (continued)**

Development Policy 3 confirms 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 19 states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers.

The property lies within the open countryside and associated to the setting of a Grade II \* Listed Building although there is no physical attachment to the former nursing home, now converted to flats.

The main house and outbuildings are of a modern construction when compared to other dwellings along Woodlands Drive.

Yeoman Hall itself is not a Listed Building, nor does it fall within one of the 42 Conservation Areas within the National Park. The property currently exhibits Georgian style timber windows and doors. The original drawings for the property refer only to the windows as double hung vertical sliding sashes and fail to mention the proposed building material. Furthermore there is no condition requiring the materials to be timber or that timber windows shall be maintained in the property in perpetuity.

The more recent permission earlier this year states that the current style will be replaced by a simpler pattern, a simple side hung casement window. Condition 8 of planning permission NYM/2010/0381/FL subsequently conditions the window frames, glazing bars and external door frames to be of timber construction to be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

For reasons to do with future maintenance of the timber windows the applicant now proposes uPVC windows as he considers they will retain a pleasing aesthetic appearance.

Whilst the proposed fenestration details will remove the existing glazing bars and change the appearance of the property the Authority considers that design and appearance of the proposed windows will respect the character and form of this relatively modern dwelling and have a less cluttered look.

The Authority acknowledges that the siting of Yeoman Hall is in close proximity to Woodlands and that the setting is extremely important, however Officers are content that the material used in the window and door frames will be indistinguishable from longer distance views that make up the main distinctive 'setting' of the building(s) i.e. from across the valley. It is in fact only when present at the application site that careful observation will reveal the difference in materials from that of timber with uPVC. Therefore it is likely that there will be little visual harm arising in terms of longer distance views from the Whitby to Pickering Road or Sleights or from Eskdaleside on the southern side of the valley.

Concerns are raised that a wood effect uPVC material is an inappropriate building material for a development in such close proximity to a Listed Building such as Woodlands and that the application does not adequately describe what variation is being proposed.

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**Application No:** NYM/2010/0726/FL

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**Main Issues (continued)**

Whilst Officers consider that timber frames are a more sustainable and desirable building material and would be consistent with the advice contained within the Authority's adopted Design Guide, each individual case is dealt with on its own merits.

The scheme proposes the use of a recognised, good quality window system which exhibits the traditional appearance, proportions and dimensions of vertical sliding sash windows. However, the exact details of the proposed colour and confirmation that the replacement windows will fit the existing openings and reveals remains unclear however it is hoped that this information will be received in time to report at the Meeting. In addition to this the Authority are keen to find out whether the windows and doors in the outbuilding and rear hexagonal extension will be uPVC and details of their construction and appearance is also sought.

The host property is of modern design and there have always been uncertainties about its architectural merit. The existing timber windows are of a standard design and lack attractive or traditional detailing. It is therefore considered that the insertion of white wood effect uPVC windows in this property (with a change to the fenestration details) is unlikely to detract from the character or appearance of the host property nor would they result in a significant adverse impact upon this secluded part of Woodlands/Sleights or the National Park or the setting of a Grade II\* Listed Building.

Members will be aware that the use of replacement uPVC windows in period/vernacular buildings has been strongly resisted, however, more recently as confirmed by the Planning Inspectorate they have been accepted in more modern buildings where the materials do not form an intrinsic part of the buildings character or appearance.

In view of the recent planning history including the Inspector's decision and reasons outlined above, approval is recommended.

**Reason for Approval**

The proposed replacement white wood effect uPVC windows and sliding door are not considered to unduly harm the character of appearance of this modern property and would not result in a significant negative impact upon the quality of this secluded part of Sleights. The proposal is therefore considered to comply with the requirements of Development Policies 3 and 19 of the NYM Local Development Framework.