

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App Num. NYM/2010/0952/LB
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Proposal: Listed Building consent for internal alterations, installation of conservation roof window to rear, doors to porch area, replacement of 1 no. window and installation of a satellite dish

Location: Wedgewood House, New Road, Robin Hoods Bay

Applicant: Miss Paula Macfarlane, Wedgewood House, New Road, Robin Hoods Bay, Whitby, North Yorkshire, YO22 4SF

Date for Decision: 17 March 2011

Grid Ref: NZ 495272 504919

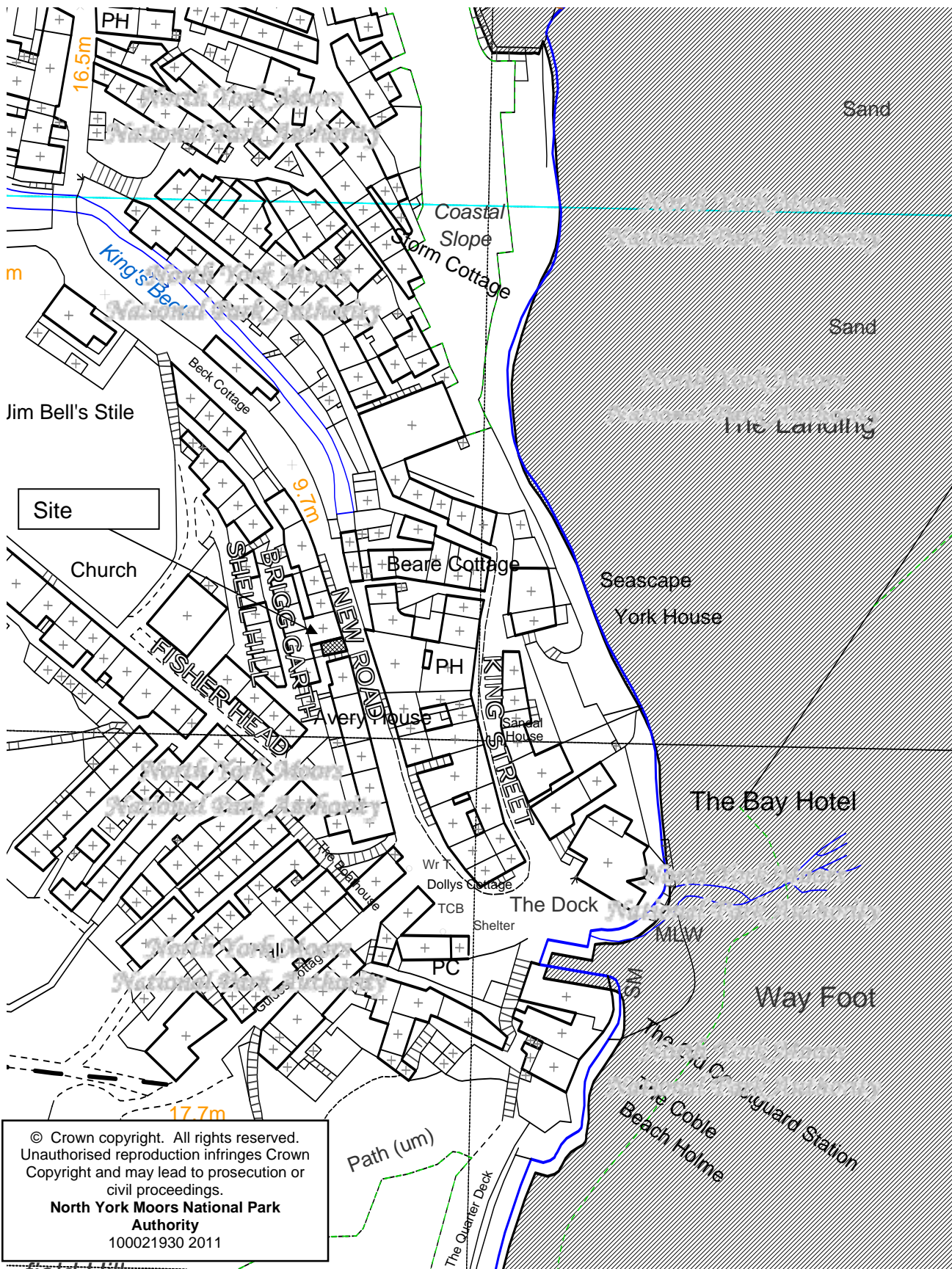
Director of Planning's Recommendation

That Listed Building consent be **granted** subject to the following conditions:

1. TL04 Standard three year commencement date - Listed Building
2. AP03 Original plans amended by plans and letter received on...
3. MT30 Doors - details of construction to be submitted
4. MT00 The external face of the frame to the new porch doors shall be set back to the inward facing wall of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. MT40 Detailed plans of window frames required
6. MT00 All new window frames, glazing bars, external door frames and doors shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
7. MT00 The soil pipe shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
8. GA00 Details of the external lighting shall be submitted to the Local Planning Authority for prior approval. The lighting shall then be installed in accordance with the approved details.
9. DE00 The historic door(s) to bedroom two and bedroom three shall be retained and reused unless otherwise agreed in writing with the Local Planning Authority.

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 Development Plan Policy 3.
- 3 to 7. 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. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
9. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.



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Scale: 1:1000



The Government Standard

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Consultations

Parish - Objects. No objection in principle to the alterations, except first of all for the necessity of a door(s) and secondly the proposed design of door, which will not be in keeping with that part of the street. It will look out of place. The Councillors, some with a personal knowledge of over 50 years, are aware that such a door has never been in existence in this area. It's very 'openness' has become part of the village's character.

Fylingdales Village Trust -

Advertisement Expiry Date - 4 March 2011.

Background

Wedgewood House is a fairly substantial Grade II Listed Building situated on the west side of New Road in the lower part of Robin Hoods Bay. It is of unevenly coursed, lightly tooled sandstone under a pantile roof with accommodation provided over three floors with a basement. The property is positioned with the gable end fronting the road which has a total of five windows of varying sizes within the gable and an open porch area to the side. Beyond this porch are a set of steps. The main access to the property is gained from these steps which lead to a raised veranda and front door. (the open porch is directly below this raised veranda). The windows and doors to the property are of timber construction with black painted reveals and cills and white painted frames and glazing bars.

This application seeks Listed Building consent for internal alterations, the installation of conservation roof window to rear, doors to porch area, replacement of 1 no. window and installation of a satellite dish. As originally proposed the application includes the insertion of 1 no. rooflight in the rear (north facing roofslope), a pair of timber, vertically boarded doors incorporating two glazed panels in the upper quarter to serve the open porch; the replacement of a modern casement window with a traditional 16 pane Yorkshire sliding sash and finally the installation of a satellite dish on the gable wall overlooking New Road. Modest external lighting is also proposed. The internal alterations include the removal of a modern stone and concrete fireplace and hearth with the reinstatement of the original opening and the installation of a wood burning stove; removal of extensive modern pine and plywood panelling; installation of a small cloakroom and w.c.; restoration of original panelling and the creation of two shower rooms to serve bedrooms two and three. Amendments to the application have been sought to address concerns raised by the Parish Council and the Authority's Building Conservation Officer but revised plans have not yet been received. Members will be updated at the Meeting.

Main Issues

The main issues are considered to be whether the proposed alterations are appropriate for this Listed Building and whether they would respect and enhance the character and appearance of the building and wider Conservation Area.

Policy Context

Core Policy G of the NYM Local Development Framework 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.

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Policy Context (continued)

Development Policy 4 of the NYM Local Development Framework 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.

Development Policy 5 of the NYM Local Development Framework only permits 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.

Conservation Area

The Authority's Building Conservation Officer has been consulted on the application and whilst overall, support is offered, some amendments to the scheme have been recommended in order to ensure the development is sympathetic both the host building and wider setting.

Officers have requested that the proposed rooflight is significantly reduced in size as the window proposed is not considered to be appropriate for the host Listed Building or wider Conservation Area as it would be visible in the roofscape when viewed from Chapel Street. Additionally, Officers have requested that the proposed satellite dish is repositioned, again because it would be highly visible from New Road and is therefore likely to detract from the character and appearance of Wedgewood House and the Conservation Area. A position on the far gable would be less intrusive.

Design and Materials

Whilst the Authority has no objection to the proposed insertion of doors to the porch area fronting New Road, it is not considered that the proposed design is appropriate. The use of glazing is considered to create an overly domestic appearance and Officers have therefore requested that the doors are amended to a traditional ledged construction using wide boards with a simple pencil mould to the edge, the glazing is omitted and dark painted to create a recessive appearance. Officers have also suggested that the doors are inward opening (so as not to open out onto the highway). Revised plans are awaited but Members will be updated at the Meeting with any amendments received.

The applicant has proposed timber for the replacement window and new doors and as such, the Authority are satisfied that the proposed materials are acceptable subject to joinery and constructional details.

The Authority's Building Conservation Officer has confirmed that there are no objections to the removal of the modern plywood panelling or to the construction of a subdividing wall to accommodate the shower and new door openings but instead of plaster boarding, the applicant has been requested to construct the partition wall to match the boarding to the doors or to face it with timber boarding.

Recommendation

In view of the above, Officers consider that the alterations proposed for the property are considered to improve the character and appearance of the property and the refurbishment of the exterior and exterior features would represent an enhancement to the wider Conservation Area in accordance with the policies above. Whilst it is noted that the Parish Council object to the insertion of doors to the open porch, Officers do not consider that retaining the "openness" of the porch is an important part of the conservation value of this building and would not cause harm, to the host property or wider Conservation Area and amended plans are awaited in order to achieve a higher level of design. No other comments have been received in connection with the application and in view of the above, subject to satisfactorily amended plans, approval is recommended.