

4th February 2014

LS/2599

**IMPACT ASSESSMENT OF DEVELOPMENT
AFFECTING HERITAGE ASSET**

**LISTED BUILDING
CONSENT PROPOSAL**

Application to carry out repair and improvement works to extension roof

**LOCATION/HERITAGE ASSET/
LISTED BUILDING**

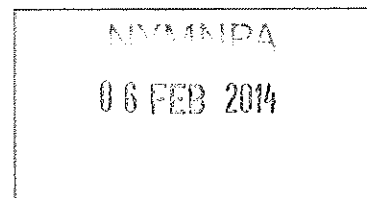
Cosy Cottage, Albion Road, Robin Hood's Bay, Whitby,
YO22 4SW

APPLICANT

Mr Mark Heap

**LOCAL PLANNING
AUTHORITY**

North York Moors National Park



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1.0 PREFACE

- 1.1 This report arises out of specific instructions given by Mr Mark Heap to consider the effect of a development proposal on the appearance, including the setting of a Heritage Asset (a Listed Building).

2.0 PROPOSED DEVELOPMENT

- 2.1 Further to pre-application discussions with the North York Moors National Park Conservation Officer Mr Edward Freedman it was concluded that remedial works to the cottage could be undertaken and a retrospective application made.
- 2.2 The following feedback was received with regards to the type of application "the copings, the rooflight and fence will require householder (combined planning and listed building) application, but as the roof pitch has not been altered this can be a free application (under the Article 4 Direction). – *Email sent by Edward Freedman to Mr Mark Heap and cc to Barrie Snoxell dated 20th June 2013 at 4.43pm.*
- 2.3 The application is for the repair and improvement works to an extension to the host building, Cosy Cottage. These works include the following principle elements:-
- (i) Re-lay roof tiles over modern felt. The existing Roman style tiles will be re-used.
 - (ii) Install Conservation rooflight in place of glass tiles.
 - (iii) Construct water tabling/stone copings to roof verge.
 - (iv) Erect picket style timber fence to edge of roof.
- 2.4 The works in respect of the sandstone coping and the picket fencing are to prevent unauthorised access onto the roof as this is at a relatively low level adjacent to the neighbouring steps.

3.0 THE LISTED BUILDING/HERITAGE ASSET

- 3.1 The works of repair and improvement as proposed affect the Listed Building shown in the photographs at Appendix 1. These works relate to the exterior shell of the property and to a low grade extension on the east side adjacent to some external steps leading up to neighbouring cottages.
- 3.2 Cosy Cottage is a semi-detached building with a three storey structure and a single storey addition. The property is a cottage built in the early part of the 18th Century and has a garage/store at the lower ground floor level. The cottage is utilised for residential purposes.
- 3.3 The property is located on the side of a small footpath close to The Dock/Albion Road in the lower part of the historic coastal village of Robin Hood's Bay.



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- 3.4 Access to the property can be made via the vehicular highway known as Albion Road which runs in a southerly direction away from New Road and The Dock.
- 3.5 Uses in the vicinity are primarily residential but also include to the south and attached to Cosy Cottage a fish and chip shop.
- 3.6 The works affect the single storey addition to the side of the dwelling. This is a bathroom roof and having a very shallow pitch on which there were numerous cracked tiles and issues of leaks. The tiling/roof had been walked on by intruders trying to get into the adjoining property causing damage. The ground floor level at the rear is virtually at the roof level.
- 3.7 The premises are a Grade II Listed Building detailed as follows:

Listing No. NZ9527704854
 (South Side)
 19/10 Robin Hood's Bay
 NZ 9504

Grade II Listed.

House, probably early C19. Coursed herringbone-tooled sandstone. Pantiled roof with stone ridge, copings, kneelers and stacks. 2 storeys and attic, 1 bay. Steps up to 4-panel door, with hood removed, at left. Boat or garage door below right. One C20 casement to right of door. Large 3-light modern dormer with felt cheeks. Cornice-banded end chimneys. Right return shows unglazed, part-boarded blacksmiths' window below and 12-pane sash above. Included for group value.

4.0 DEVELOPMENT MANAGEMENT & APPRAISAL

- 4.1 The proposed works are to an extension on the existing gable of Cosy Cottage. The works are required to put the roof in good repair and provide a long term solution to the issues of unrestricted access onto the roof.
- 4.2 The pre-application discussions with the North York Moors National Park Conservation Officer, Mr Edward Freedman were very positive and all works have been carried out as per the feedback received.
- 4.3 The roof pitch has remained as is and has not been changed. The existing tiles have been re-laid on new latts and felt. The glass tiles have been replaced with a Conservation grade rooflight. The roof verge has been improved by way of sandstone copings together with a low level timber picket fence to match that of the neighbouring yard. These works are illustrated on the attached drawings and photographs.
- 4.4 It was concluded prior to the application that the works are to a low grade extension and will have little to no detrimental effect on the Listed Building.



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- 4.5 The works were carried out during the summer of 2013 and have now been in position for over 8 months. All detailing used is traditional and in keeping with the existing cottage.

5.0 CONCLUSION

- 5.1 It is concluded that the proposed repair and improvement works will make a positive contribution to the continued satisfactory life of the property and will contribute positively to the setting of the heritage asset whilst also increasing security.
- 5.2 Traditional and good quality materials have been utilised including sandstone copings, the re-use of the existing tiles plus a quality Conservation grade rooflight.

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