

North York Moors National Park Authority

Scarborough Borough Council Parish: Fylingdales	App Num. NYM/2012/0094/FL
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Proposal: Installation of replacement double glazed timber casement windows to 2 no. existing dormer windows

Location: Sherwood House, The Square, Robin Hoods Bay

Applicant: Mrs Jo Squires-Parkin, 1 Soneyhurst Road, Newcastle upon Tyne, Tyne & Wear, NE3 1PQ

Date for Decision: 09 April 2012

Grid Ref: NZ 495254 505048

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. MT44 Windows - specify details of colour/finish

Reasons for Conditions

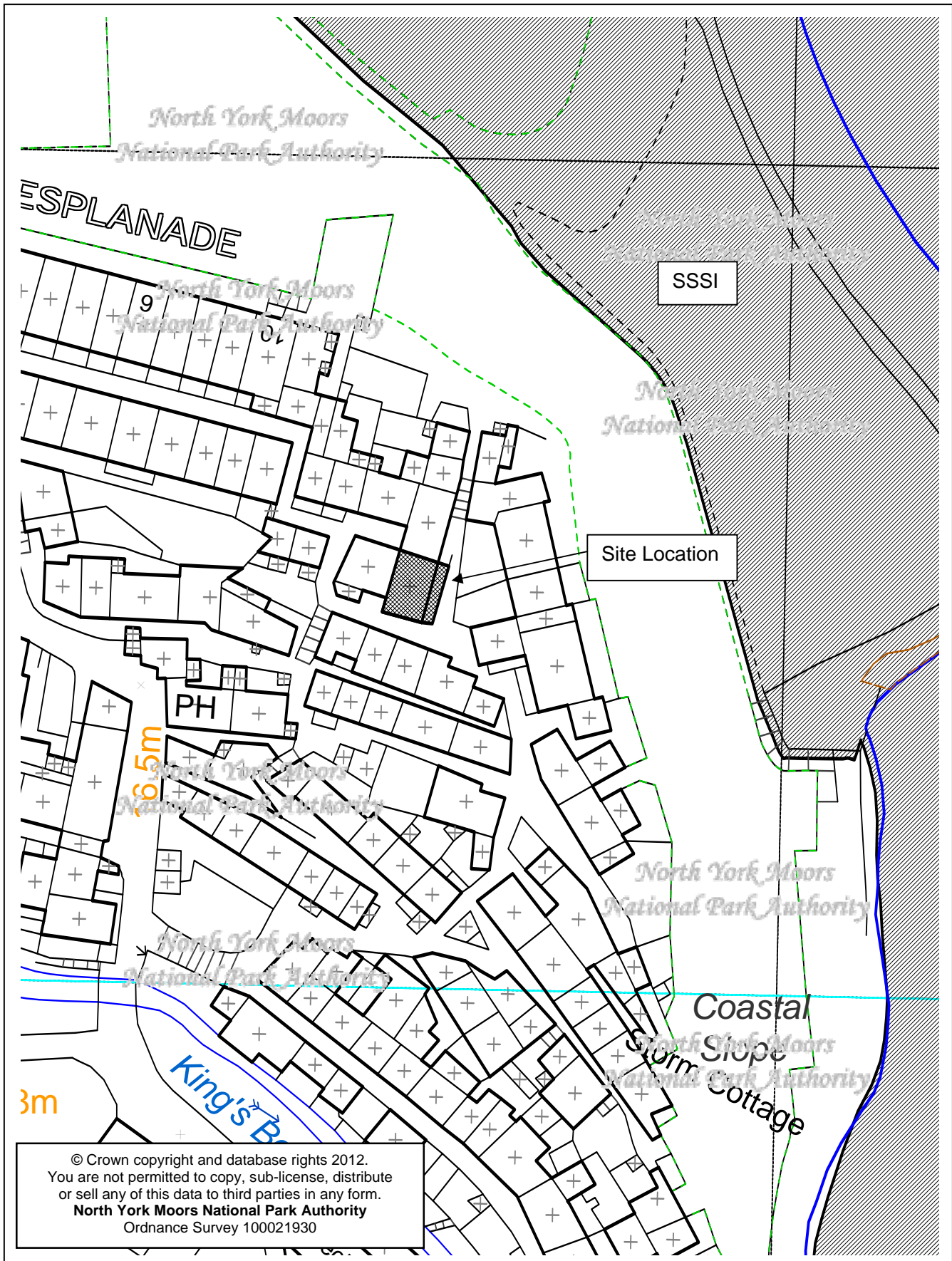
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. 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 - Objects for the following reasons: The windows should match the others which are sash.

Fylingdales Village Trust -

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Application No:
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Scale: 1:625



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Background

Sherwood House is a Grade II Listed Building built in the early 18th century of coursed sandstone under a pantiled roof with stone ridge, copings, kneelers and chimney stack. It is a two storey property with rooms in the attic space with two catslide 20th century dormer windows to the front elevation overlooking The Square in Robin Hoods Bay.

Planning permission is sought for the replacement of the existing single glazed, vertical box sashes with double glazed, side hung, timber casement windows. The proposed windows would be inward opening rebated casements factory finished in white paint and with slim double glazed units. There is a companion application for Listed Building consent also on this agenda (NYM/2012/0095/LB).

Main Issues

The relevant policies of the NYM Local Development Framework are Development Policies 4, 5 and 19. Development Policy 4 seeks to ensure that development within a Conservation Area preserves or enhances the character and appearance of the area whereas Development Policy 5 requires proposals for the alteration of a Listed Building not to have an unacceptable impact on the special historic or architectural interest of the Listed Building. Development Policy 19 is supportive of proposals for alterations to dwellings provided that the scale, height, form, position and design does not detract from the character and form of the original dwelling and that it would not adversely affect the residential amenity of neighbouring occupiers.

The use of vertical box sliding sashes in dormer windows in Robin Hoods Bay is not a vernacular detail; the existing dormer windows were installed in the 1980's and as such are not original to the property. Traditionally dormers are smaller in scale than the main roof and have a subservient window style that looks more diminutive to the other windows on the elevation. In this case horizontal Yorkshire sliding sashes or traditional casements rebated so as to sit flush within the frame would be architecturally the most appropriate design and the applicant has chosen to apply for casements for ease of cleaning and to ensure an adequate means of escape in an emergency. The submitted plans show stormproof casement windows which are not a traditional style of construction. However, the depth of the frame has been increased so that the casements do not sit proud of the frame which renders them acceptable. The glazing pattern proposed for the larger dormer mimics that of the existing window with two frames of six panes (totalling 12 panes as with the existing sash) but the smaller dormer will have two casements of three panes (totalling six panes) rather than the present nine panes so as to ensure the correct proportions for the window. The inconsistency in the pane size between the two dormer windows is beneficial and would reflect the variety around the Bay in general and would not be detrimental to the appearance of the host Listed Building or the wider Conservation Area. Furthermore the use of thin double glazed units is considered acceptable because the dormer windows are a modern addition to the property and such units in the roof would not be visible from the ground.

The proposals have been worked up with advice from the Authority's Historic Building Officers. It is considered that the proposal would not have an unacceptable impact on the special historic or architectural interest of this Grade II Listed Building but would enhance the character and appearance of the host building and that of the wider Conservation Area. Approval is recommended.

Reason for Approval

The proposed replacement windows would not have an unacceptable impact on the special historic or architectural interest of this Grade II Listed Building and would enhance the character and appearance of the host building and that of the wider Conservation Area in accordance with Development Policies 4, 5 and 19 of the NYM Local Development framework.