

July 2015

Our Ref: LS/5104

**IMPACT ASSESSMENT OF DEVELOPMENT
AFFECTING HERITAGE ASSET**



LISTED BUILDING CONSENT PROPOSAL

Application For Listed Building and Planning Consent for Internal and External Repairs and Alterations to Cottage Together With Reinstatement of Conservatory and Entrance Canopy

LOCATION/HERITAGE ASSET/LISTED BUILDING

Keepers Cottage to The Rear of Park Hall, Main Road, Aislaby, Whitby, YO21 1SW
Grid Reference 86072 8702
The cottage stands wholly within the curtilage of Grade II Listed Park Hall

APPLICANT

Mr David Dalglish

LOCAL PLANNING AUTHORITY

North York Moors National Park Authority

Contents

Item		Page
1.0	Preface	3
2.0	Proposed Development	3
3.0	The Listed Building/ Heritage Asset	3
4.0	Development Management & Appraisal	4
5.0	Planning Policy Items - Planning (Listed Buildings in Conservation Areas Act 1990) - National Planning Policy Framework - The Development Plan	6
6.0	Conclusion	8
	Appendix 1 - Structural Engineers Report	

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- 9 JUL 2015

1.0 PREFACE

- 1.1 This report arises out of specific instructions given by Mr David Dalglish to apply for both planning and listed building consent for internal and external alterations together with reinstatement of a conservatory and entrance canopy at Keepers Cottage to the rear of Park Hall, Main Road, Aislaby. There is no specific listing for the property itself identified as Keepers Cottage however this is to the rear of a Grade II Listed building being Park Hall.

2.0 PROPOSED DEVELOPMENT

- 2.1 The principle aim of the proposal is to improve Keepers Cottage to provide a comfortable home. The property has not been occupied for some years due to issues affecting the flooring, the stairs and the inside faces of the external walls.
- 2.2 The aim of the works is to reintroduce various features where they existed previously eg. a porch/entrance canopy, a conservatory in place of the previous greenhouse and a useable wash house incorporating w.c. facility, and within the dwelling to enhance the features where some of the original character and quality of the building has been diminished.
- 2.3 Keepers Cottage was originally used as a gardeners cottage and store for many years. During its period of use various sections fell into disrepair including a former greenhouse which is to be reconstructed in a similar manner but utilised as a conservatory. The aim is to provide a cottage with a good standard of accommodation but still to retain the vernacular architectural quality of the original dwelling.

3.0 THE LISTED BUILDING/HERITAGE ASSET

- 3.1 The premises are in the grounds of a Grade II Listed building detailed as follows:-
- NZ8608 Aislaby Main Road (south side) 17/22 No 11 (Park Hall) 6.10.69 (Formerly Listed as Park Hall) – II House, early C19 with extensions and alterations. Stone with slate roof, coped gable ends and stone chimneys with antefixae. Two storeys, 2 windows in main block with long domestic wing to east. Sash windows with glazing bars. Garden front has 2 first-floor windows in eared architraves; and 2 late C19 square bays below. Entrance on west front in one-storey extension to south of full-height canted stone bay with hipped roof and stone-bracketed eaves. Windows also have eared architraves and bracketed cills.
- 3.2 This application relates to a cottage which sits within the grounds of the above mentioned listed building. Works are also proposed to repair a number of the adjacent traditional coursed sandstone boundary features due to structural damage from trees. A separate notice has been made in respect of the trees in close proximity.
- 3.3 Park Hall and all of its curtilage including Keepers Cottage was acquired by the applicant's mother and his late father, Captain Dalglish, over 60 years ago. The property was at that point the family home of the applicant's mother. The applicant acquired the property from his mother in July 1997. It is known that Keepers Cottage was last occupied as a separate free standing dwelling in 1962. Since the property was last used as a separate dwelling unit it has continued to be used as part of the residential use of Park Hall as a family home. It

- 9 JUL 2015

continues to be used for domestic storage purposes e.g. furniture and some gardening equipment together with books, packing cases and crockery etc.

- 3.4 Throughout the period 1962 to the present day the property has been repaired and kept water tight. The building has remained secure and locked having the benefit of a new roof that was installed sometime in around 1985 when the original roof experienced problems. The works to the roof are important as they have kept the interior of the property in a very similar condition from when the property was purchased by the Dalglish family.
- 3.5 It is known that the property always had a kitchen and w.c. The bathroom facility was limited to a tin bath on a hook which was kept in the attached outbuilding at the rear of Keepers Cottage. It is now understood that this room, now used as a store, was originally a wash house utilised for bathing purposes. The w.c. is off this room in a separate cubicle section. Mains water, drainage and electricity were all connected to the premises at that time and there is also use of the adjacent well. The garden area to the rear was maintained as part of the curtilage of this dwelling. At the present time the only service connected is drainage.
- 3.6 Water and electricity were known to have been connected in 2007-2008 and it was felt that there was a possible third party risk in maintaining those connections therefore they were made safe.
- 3.7 The vehicular access to Keepers Cottage has been maintained by the applicant and his parents before him throughout the period of ownership. This is a tarmac surfaced driveway which has been wholly maintained in a good useable order.
- 3.8 The dwelling is not registered for council tax but is included in the curtilage of Park Hall as part of its council tax banding.
- 3.9 On the basis of the above point it is considered that no consent for the use of the building for residential purposes is required. It was the applicant and his family's intention that the building would always be maintained in good order so that it can be used for residential/domestic purposes. The property had been maintained as such, the works to the roof being proof of this and since the dwelling was last occupied permanently it has been used consistently for residential purposes without interruption.

4.0 DEVELOPMENT MANAGEMENT & APPRAISAL

- 4.1 The drawings provided with the application clearly set out the proposals together with extensive specification notes both internally and externally.
- 4.2 During a past application for the property there was significant design input from the North York Moors National Park. This included involvement from both planning officers and members of the Conservation team. The details discussed and agreed at that time have been retained on the plans. The past proposals for alterations to the garage have been removed thus simplifying the proposals.
- 4.3 It is proposed that the external fenestration detailing will remain as existing but incorporate traditional good quality materials. There are numerous improvements including the

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- 9 JUL 2015

reinstatement of a chimney to the east gable, as this has been removed at some point many decades ago. There are a number of vulnerable points to the building such as on the east gable where it is proposed to introduce some strengthening to the structure to ensure its continued stability. There are no major points in terms of the integrity of the building but incorporating some strengthening at this stage will be of benefit to the listed asset going forward.

- 4.4 The details of the works proposed both internally and externally also include the provision of new lintels concealed behind the existing stone details, again to preserve the appearance of the building but to introduce some additional strength.
- 4.5 The overall condition of the property at the present time is fair for a structure that has been utilised as part of the residential occupation of Park Hall as a whole. The proposals will enable the building to be utilised for comfortable living accommodation ensuring that other statutory requirements such as building regulations are also satisfied with improved insulation levels and modern safe services.
- 4.6 Detailed on the proposals is the reconstruction of the boundary wall that lies to the north west corner of the property. The wall is 450mm thick and a free standing masonry structure. The full constructional detailing in terms of its foundations are unknown but this type of wall is usually set on slightly wider stones at a modest depth just below external ground levels. The wall meets the gable of Keepers Cottage with a simple butt joint then stretches towards the principle highway in a northerly direction. Attached herewith is a copy of the structural engineers report in respect of the garden wall that was undertaken by Richard Agar Associates Limited in 2008 (Appendix 1). As a Chartered Building Surveyor and Chartered Building Engineer I have reassessed the condition of the wall and this is found to be very similar at the present time to Mr Richard Agar's findings with only slight further deterioration and additional growth of the trees due to the 7 years that have elapsed since.
- 4.7 The conclusion from the structural engineers report is that a 7m length of the wall adjacent should Keepers Cottage is to be carefully dismantled following removal of the adjacent substantial Sycamore trees and root systems. The wall is then to be reconstructed on new concrete strip footings at around 900mm in depth with 50mm polystyrene roof protection placed on both sides.
- 4.8 The works to the wall are indicated on the attached drawing however the removal of the trees is being dealt with under a separate notice. Prior to any works being undertaken on the boundary wall elevational photographs, of both sides of the wall to be dismantled with the stones numbered will be produced. The wall will then be re-erected in the same order and any replacement stones annotated. Following advice from the North York Moors National Park the stones will be numbered as shown on the photographs/drawings and carefully laid out in order to ensure re-erection creates the same aesthetic as the wall taken down. It is also appreciated that any replacement stones must match the existing in all respects including hand tooled dressings and their proportions. It is proposed that the mortar mix used for reconstructing the wall shall be as follows:-

A full lime mortar mix of 1:2½ - lime, sand (sand mix 50% sieved sharp sand and 50% builders sand) with a slightly recessed bagged finish.

- 4.9 Although the tree item is being dealt with separately via a notice to remove the trees in a Conservation Area the benefits and reasons for such action is clear. The removal of the

trees will be of significant benefit to Keepers Cottage. Removing the trees will help ensure the future stability of the listed asset and the adjacent listed boundary structures. Additional planting has been proposed clearly shown on the planning drawing that over time will help re-establish foliage and the presence of trees to mitigate the removal of the existing Sycamore trees. The current two Sycamore trees causing damage to the boundary feature do not appear to have been purposefully planted in the first instance and are likely self-seeded. They are significantly over bearing on the cottage as demonstrated in the photographs attached herewith at Appendix 1. The canopy of the trees is significant in size engulfing almost half of the cottage roof to the west. This presents a number of problems including extensive shading, lack of natural daylight to the property and there is a distinct risk of fire due to the proximity to the chimney stack. The compensating planting following the removal of the Sycamore trees would be sufficiently away from the building and boundary walls utilising tree species that would not be a risk to the Listed Assets going forward. This is in accordance with the North York Moors National Park Authority Design Guide Part 3: Trees and Landscape Supplementary Planning Document.

- 4.10 Throughout the construction period it is proposed to use traditional methods of construction and repair wherever possible in order to retain the inherent vernacular character of this small dwelling. Undoubtedly there will be further interaction with the Conservation Officers at the North York Moors National Park to ensure that repairs are carried out to the best of standards in line with modern day conservation practices.

5.0 PLANNING POLICY ITEMS

Planning (Listed Buildings in Conservation Areas Act 1990)

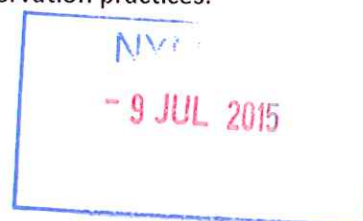
- 5.1 The subject application falls to be determined under the Planning (Listed building and Conservation Areas (Act 1990). Under this Act decisions on applications for Listed building Consent are dealt with at Part 1, Chapter 2 of the Act and more specifically at Section 16 which states;

“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.”

- 5.2 This application relates to items of improvement, repair together and re-establishing previous features. The proposals put forward will help in preserving the building and the adjacent boundary structures for the long term. This is not only to the benefit of the listed asset itself but also the wider conservation area and the village of Aislaby.

National Planning Policy Framework

- 5.3 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”.
- 5.4 The proposal will create modern comfortable living accommodation bringing a building back into full use and also safeguarding its long term stability and condition. The proposals set out are concluded to be far less than substantial harm and going forward will be of benefit to the Listed Asset and any future occupants. Rather than just been “less than substantial harm” they are actually of “substantial benefit”. The optimal viable use of the subject dwelling is for it to continue to be residential.

The Development Plan

- 5.5 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 13th November 2008. Within the Development Plan there are 2 principle policies that bear relevance to the subject Listed building consent application. These are Core Policy G and Development Policy 5.

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 the setting of Listed Buildings...”

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 interest of the building. Any development which would have an unacceptable impact on setting of a Listed Building will not be permitted."

- 5.6 Paragraph 7.17 states "Whilst often the best use of a Listed Building will 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 however the alterations will help ensure the cottage is actively used and kept in good condition for many years to come.

6.0 CONCLUSION

- 6.1 The proposals set out in this application will safe guard the cottage and boundary features that are listed whilst also providing comfortable living accommodation. The plans and proposed specification in no way prejudice the setting of the Grade II Listed Park Hall which is a high quality listed building. They seek to enhance the existing cottage and compliment Park Hall itself.
- 6.2 Where changes and modifications have been proposed they are of the type that is in keeping with the historic and architectural character, setting and appearance of the building. Items such as the entrance canopy and conservatory are reinstatements of past features as opposed to new additions.
- 6.3 The scheme is not only to the benefit of Park Hall but also the village of Aislaby. Seeing the cottage brought back into good repair and being used for its optimal viable use will enhance the feature within the conservation area. The proposals are certainly far less than substantial harm to a listed asset and are in reality of significant benefit to a listed asset and the wider landscape.
- 6.4 Overall the works proposed satisfy all local area planning policies together with the National Planning Policy Framework which seeks to enhance heritage assets for the enjoyment of the wider public and the contribution they bring to the environment.

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Appendix 1
Structural Engineers Report

- 9 JUL 2015