

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2016/0175/LB

Proposal: Listed Building consent for erection of plaque

Location: 1 Esplanade, Robin Hood's Bay

Applicant: North York Moors National Park Authority, fao: Mr Gareth Dockerty,
The Old Vicarage, Bondgate, Helmsley, North Yorkshire, YO62 5BD

Agent: North York Moors National Park Authority, fao: Mrs Beth Davies,
The Old Vicarage, Bondgate, Helmsley, North Yorkshire, YO62 5BP

Date for Decision: 19 May 2016

Grid Ref: 495197 505078

Consultations

Parish - Support. It will enhance peoples understanding of the history of Robin Hoods Bay.

Fylingdales Village Trust -

Society for the Protection of Ancient Buildings -

Advertisement Expiry Date - 06 May 2016


Director of Planning's Recommendation

that Listed Building Consent be **GRANTED** subject to the following conditions:

1. TIME02 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. PLAN02 The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

Reasons for Conditions

1. TIME02 To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. PLAN02 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.


19th. May. 2016.

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Background

This proposal has been pursued by the Parish Council as part of the Sea Life, See Life Coastal Communities Fund as part of a range of works designed to enhance the appearance, and promote the cultural heritage of this village in a bid to help promote tourism.

The application proposes an epoxy coated aluminium plaque, painted white with raised black lettering. The purpose of the plaque is to provide basic information about the cast iron water fountain located at The Esplanade in order to help visitors' understanding of the cultural heritage of Robin Hoods Bay.

The proposed plaque measures 400mm by 270mm and has been designed to replicate traditional Victorian bronze signs but the black and white paint scheme has been chosen to reflect the traditional finger posts found locally. The sign would be positioned on the front boundary wall of No.1 The Esplanade, next to the refurbished Victorian water fountain. It is proposed to fix the sign to the wall using screws fixed into the mortar joints wherever possible to minimise damage to the listed stonework.

The application is brought before Members as the Coastal Communities Fund is being co-ordinated by this Authority and the application has been developed and submitted by members of staff.

Policy Context

The relevant policies contained within the NYM Core Strategy and Development Policy Document are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development policy 5 (Listed Buildings).

Core Policy G 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.

Development Policy 4 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 only permits alterations, 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.

Section 12 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where the proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.



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Main Issues

The main issues are therefore considered to be whether the proposed plaque would contribute rather than detract from the character and setting of the Conservation Area and whether the public benefit would outweigh any perceived harm.

Impact on Listed Building and Conservation Area

The sign is proposed to be fitted to a curtilage listed wall in private ownership which is in a relatively prominent location adjacent to New Road. Permission has been sought from the property owner prior to the submission of the application. The existing wall is currently devoid of any fixtures and is considered to contribute positively to the character and appearance of the surrounding conservation area by reason of its high quality, herringbone tooled sandstone construction. Therefore, the addition of a sign is considered to represent a small piece of visual clutter and slightly detract from the character of this stretch of wall.

However, in a wider context, Robin Hoods Bay has a number of small traditional and non-traditional signs scattered throughout the village. The small scale and traditional design of the proposed sign is considered to be appropriate for this Conservation Area setting and its purpose is considered to perform a public function. The stand pipe and fountain are located adjacent to a Public Right of Way and whilst the sign would be fixed to private property, it would be clearly visible from the footpath. The fundamental purpose of the plaque is to provide information to residents and visitors alike about the stand pipe and fountain. It is therefore considered that the small amount of harm caused to the wall by the method of fixing and the increase in visual clutter is outweighed by the benefit of relating aspects of the cultural heritage of Robin Hoods Bay to the public.

Consultations

The Parish Council has registered support to the proposal, stating that it will enhance peoples understanding of the history of Robin Hoods Bay.

One of the Authority's Building Conservation Officers has been involved in the project but comments have been supplied by the Team following the formal submission of the application. The Authority's Building Conservation Team has offered no objections stating that the plaque will have a negligible impact on the character and appearance of the listed wall. Any harm will be offset by the public benefit that will ensue from the information the plaque will provide which will provide a greater understanding of the history of the area.

No other comments have been received.

Contribution to Management Plan Objectives

If approved the application would help implement Policy C4 of the Management Plan which seeks to conserve or restore the archaeological and built heritage of the Park and Policy C5 which seeks to encourage the interpretation of the landscape and cultural heritage of the North York Moors.



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Recommendation

The proposed plaque is considered to be of a scale, design and in a position which is compatible for this sensitive conservation area. It will provide a valuable function in promoting understanding of the heritage of Robin Hoods Bay and is therefore considered to comply with the above national and local planning policies together with the aims of the NYM Management Plan. In view of the above, it is recommended that Listed Building consent be granted.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.