

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2016/0224/LB

Proposal: Listed Building consent for erection of plaque

Location: Robin Hoods Bay Museum and Reading Room, Plane Tree Street, Robin Hoods 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: 31 May 2016

Grid Ref: 495245 504898

Consultations

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

Fylingdales Village Trust -

Society for the Protection of Ancient Buildings -

Advertisement Expiry Date - 20 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.

Reason for Conditions

1.	TIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2.	PLAN01	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.

M. O'Neil
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 stand pipe which is located to the rear of the Robin Hoods Bay Museum and Reading Room. Historically, the Bay was served by public taps which were used by residents to fill buckets before mains water was supplied. A number of these stand pipes still exist throughout the village.

The proposed plaque measures approximately 300mm by 200mm and has been designed to replicate traditional Victorian bronze signs. However, a black and white paint scheme has been chosen to reflect the traditional finger posts found locally. The sign would be positioned adjacent to a similarly sized decorative cast iron grille on the rear elevation of the Museum and Reading Rooms.

The application is brought before Members as the Coastal Communities Fund is 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 the rear wall of the building formerly used as a reading room and library but now houses the village museum. It is constructed of coursed, roughly dressed sandstone under a pantile roof and represents a form of vernacular building that is synonymous with the old town of Robin Hood's Bay. Permission has been obtained from the property owner prior to the submission of the application. The scale of the proposed plaque is similar to that of the adjacent ventilation grille. It will be located at low level on the rear, subservient elevation. This is a simple rear elevation with no designed symmetry or architectural features. A low level of harm may occur to the building's designed aesthetic value but it is felt that this harm will be offset by the public benefit that will ensue from having the history of the adjacent stand pipe explained.

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 is located adjacent to a public right of way and whilst the sign would be fixed to the adjacent 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. It is therefore considered that the small amount of harm caused to the property 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 minimal impact on the architectural and historic character of the listed building and any harm caused will be offset by the public benefit that will ensue from better access to information about the historic stand pipes.

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.