

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Fylingdales	Application No. NYM/2016/0272/LB
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**Proposal:** Listed Building consent for internal alterations, construction of 2 no. dormer windows, insertion of rooflight and enlargement of kitchen window to dwelling together with insertion of door and replacement windows to attached barn and alterations, rebuilding of gable wall and construction of pitched roof to detached barn

**Location:** Browside Farmhouse  
 Browside  
 Ravenscar

**Decision Date:** 03 June 2016

## Consultations

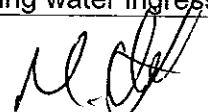
Parish –

Advertisement Expiry Date – 20 May 2016

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME02	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Stable block proposed</td> <td>893/6</td> <td>8 April 2016</td> </tr> <tr> <td>Proposed house elevations</td> <td>893/4B</td> <td>1 July 2016</td> </tr> <tr> <td>Proposed house floor plans</td> <td>893/5AB</td> <td>1 July 2016</td> </tr> </tbody> </table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Stable block proposed	893/6	8 April 2016	Proposed house elevations	893/4B	1 July 2016	Proposed house floor plans	893/5AB	1 July 2016
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Stable block proposed	893/6	8 April 2016												
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Proposed house floor plans	893/5AB	1 July 2016												
3.	MATS00	All new stonework used in the development hereby permitted shall match that of the existing building, including matching geology and hand tooling and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.												
4.	MATS00	No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority and ridge stones should be retained wherever possible and only selectively replaced where no longer functioning and allowing water ingress.												

  
 12<sup>th</sup> July 2016.

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5.	MATS00	No work shall commence on the installation of any replacement or new windows and doors (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window and door frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS00	No work shall commence on the installation of the proposed dormer window in the development hereby approved until detailed plans showing the constructional details of the dormer window to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:10, the constructional detailing. The dormer window shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS26	The external elevations of the boarded openings hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
8.	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
9.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12.	CDLB00	The new internal partitions to be constructed in the development hereby approved shall be constructed so as to scribe around existing panelling/coving other similar mouldings and shall not cut into or in any way damage the said architectural features.

**Informative(s)**

1.	<b>MISC INF01 Bats</b>	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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2	<p><b>MISC INF05 Development in Accordance with Planning Permission</b></p> <p>Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.</p>
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**Reason for Condition(s)**

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.
3,4	MATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5-11.	MATS02	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
12.	CDLB06	In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.


**Background**

Browside Farm is a Grade II Listed stone built property located on the edge of Brow Moor to the south of the disused railway line between Robin Hoods Bay and Ravenscar. The farmstead comprises the main farmhouse and traditional stone built outbuildings (curtilage listed) and modern farm buildings.

This application seeks listed building consent to alter the main dwelling in order to improve attic space and light into the property. It is proposed to construct a small dormer window to the rear roof of the main house and to the kitchen extension and to install a conservation style roof light. It is also proposed to remove an existing timber partition.

No changes are proposed to the front elevation of the dwelling but the rear 1970's style window and concrete lintel would be replaced with a "larger Yorkshire light" pattern window with stone lintel.

It is also proposed to replace the metal sheeted roof over the end section of the traditional outbuildings with a pitched pantile roof and rebuild the missing section of the gable. The existing large openings would be boarded up with horizontal boarding and 6 stables/tack rooms would be provided.



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### **Main Issues**

Core Policy G of the Local Development Framework 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 Listed Buildings.

Development Policy 5 of the Local Development Framework only permits 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.

This application was the subject of considerable pre-application discussions with the Building Conservation Team.

It is considered that the proposal to reinstate the stables' original function will be of benefit to the character of the locality and the historic building.

The design of the proposed dormer window above the kitchen has been amended and reduced in size and is considered to be in keeping with the character of the host dwelling.

None of the works proposed are considered to have a detrimental impact on the character or historic fabric of the Listed Building.

The National Park's Ecologist has suggested that a bat survey would be appropriate; however, on the basis that the proposed dormer would be in the roof-space of the existing domestic dwelling and the other roof works comprise re-instating a roof where there isn't one at present, it is considered that this would be an unreasonably onerous requirement.

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

#### **Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in size of dormer window, so as to deliver sustainable development.

