

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Fylingdales

Application No. NYM/2016/0462/LB

Proposal: Listed Building consent for internal alterations, installation of velux sun tunnel and clay vent tile

Location: Selborne House, Tyson Row, Robin Hoods Bay

Decision Date: 18 August 2016

Consultations

Parish - No objections.

Fylingdales Village Trust -

Advertisement Expiry Date - 12 August 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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>N/A</td><td>23 June 2016</td></tr><tr><td>Proposed Bathrooms</td><td>010 616 2A</td><td>09 August 2016</td></tr><tr><td>North Roof Elevation (photograph)</td><td>N/A</td><td>09 August 2016</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan	N/A	23 June 2016	Proposed Bathrooms	010 616 2A	09 August 2016	North Roof Elevation (photograph)	N/A	09 August 2016
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3.	MATS00	No work shall commence on the installation of the timber partition walls hereby approved until details including the design, mouldings, fixing and finish of the timber partitions have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.												

Informative

1.	<p>MISC INF01 BATS</p> <p>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.</p>
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18/08/16

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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.
3.	MATS03	For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.



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Background

Selbourne House is a Grade II listed building located in the lower part of Robin Hoods Bay, within the conservation area. The property is accessed off Tyson's Row, a narrow footway leading from New Road. Due to the compact nature and general topography of Robin Hoods Bay, uninterrupted views of Selbourne House are difficult to obtain. The house is constructed of Herringbone tooled stone with a pantile roof. It is one of the larger detached properties in the village and has commanding position within this particular setting. It is constructed on a split level site and the front elevation is very formal, appearing as a three storey property (with additional loft conversion). The front elevation is characterised by a central four-panel door with small flanking windows; at first floor there are three (modern) 18-pane windows with three smaller 12-pane sash windows above serving the second floor. The rear of the elevation is plainly visible from Fisherhead and appears as a modest two storey building with one small ground floor window off-set to the left and a four panel door with attractive portico to the right. The attractive traditional appearance of the property is marred by the installation standard velux rooflights; one on the front and one in the rear roofslope.

Listed Building Consent re-roof the house, including the installation of a replacement roof light and repairs to the stonework and pointing on both gable ends was granted in 2005 together with internal alterations. That consent was subject to conditions including a requirement to submit rooflight details prior to installation. It is evident that the applicant at that time did not seek to clear the conditions. Consequently, the building has standard, rather than conservation rooflights.

The property has recently changed hands and the current owners wish to carry out further alterations. The applicants seek Listed Building Consent for the installation of partition walling to 1no. second floor bedroom and the third floor bedroom in order to provide en-suite bathrooms. The proposal also includes external alterations including the installation of a vent tile and velux sun tube on the rear elevation.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets) and Development Policy 5 (Listed Buildings).

CPG 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.

DP5 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.

As originally submitted concerns were raised by Officers together with the Authority's Building Conservation Officer in respect of the materials proposed for the partition walls and the effect of additional features on the rear roofslope. A request was made for the partition walls to be amended from timber stoothing partition and plasterboard to wide timber boards with pencil moulding which would be more consistent with the listed property and local tradition in Robin Hoods Bay.



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The Building Conservation Officer identified that the proposed suntube would add further clutter to the roofslope by virtue of its position very close to the existing rooflight and proposed vent tile which would be detrimental to the character of the listed building. It was identified that the bathroom could be electrically lit and as such, it was not considered that there was sufficient justification to offset the harm caused as required by the NPPF and a request was made to omit this element from the scheme.

The case officer discussed this matter with both the applicant and the applicant's agent. A suggestion was made to investigate the possibility of inserting a new, very small gable window which would be more consistent with the character of the property which already has examples of unusual and small windows. However, as an alternative, the applicant's agent has submitted amended plans to show the installation of 4no. glass paniles over the proposed suntube together with revised plans detailing timber boarded partition walls.

The Parish Council has confirmed they have no objection to the proposal and no other comments have been received.

The amended application is considered to adequately address the concerns of Officers and whilst the application will undoubtedly result in a small amount of additional roof clutter, the use of traditional glass tiles is considered to be a more sensitive and less intrusive option than the originally proposed standard fitting. The proposed extractor vent tile is very smallscale development and would be constructed of a near-matching material to the existing roof tiles. It is therefore not anticipated to appear unduly prominent in views within the conservation area and on the basis the existing roof is relatively new (c.2005), the vent tile is not considered to result in an unacceptable impact on the special historic or architectural interest of the listed building, in accordance with Core Policy G and Development Policy 5.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

