

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2017/0244/FL

Proposal: Installation of replacement windows and dormer together with external works (part retrospective)

Location: 8 The Esplanade, Robin Hoods Bay

Decision Date: 05 December 2017

Consultations

Parish – No objection.

Environment Agency -

Society for the Protection of Ancient Buildings SPAB -

Natural England – No objection.

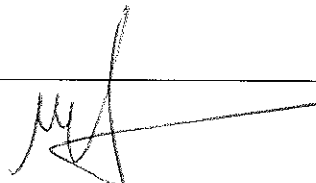
Site Notice/Advertisement Expiry Date – 10 November 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN00	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved and amended by emails received by the Local Planning Authority on 30 October 2017 from J Eisenberg and the associated joinery details provided by P M Straw Ltd or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	MATS00	All new window frames, glazing bars, external doors and door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority. The work shall not be carried out otherwise in accordance with the approved details within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
3.	LNDS00	No work shall commence to clear on the construction of the external works to the outside seating area hereby permitted until full details of the proposed stone wall, including the materials to be utilised and the timetable to implement the proposed works, have been submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Signature:



Date:

22/11/17.

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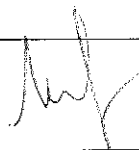
Informative(s)

1.	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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Reason for Condition(s)

1.	RSNPLAN01	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.
2.	RSNMATS02	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 are safeguarded.
3.	RSNLNDS03	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Signature:



Date:

22/10/17

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Background

8 The Esplanade is a mid-terrace property in a narrow pedestrianised street perpendicular to New Road on the upper part of the hill leading down to the old village of Robin Hoods Bay.

The property is a grade II listed building and is situated within the conservation area on a split-level site. It is a white rendered property under a slate roof and forms part of a terrace of late Georgian-design houses all characterised by a formal principle elevation facing south with a regular distribution of small-pane sash windows and six-panel door. By reason of their design and materials, these properties are unusual in Robin Hoods Bay but vary in quality and appearance.

Listed building consent was granted in July this year for replacement windows throughout, replacement dormer to the rear elevation (north facing), replacement doors together with internal works comprising the repair (or like-for-like replacement) of purlins and rotten timbers, the removal of polystyrene ceiling tiles and alterations to the internal layout including removal of modern partition walls.

Works have commenced and are close to completion. The modern timber casements windows have been replaced with timber small-pane sash windows (vertical and horizontal) in keeping with the neighbouring property at no. 9 (recently improved under NYMNPA grant assistance). In addition the rear dormer has been replaced with the dormer cheeks clad with lead, the retention of natural slate to the roof and the installation of small-pane horizontal sliding sashes. The front door has not yet been replaced but listed building consent exits for a replacement door of six panel design with the two upper panels glazed.

Planning permission is also required for the external works to the property and as such this application is in part retrospective, seeking permission to retain the replacement windows and dormer and for permission to replace the front door. In addition it seeks permission for the construction of a stone boundary wall to the outside seating area to the rear of the property.

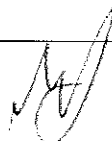
Main Issues

The relevant NYM Local Development Framework Policies are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

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.

DP4 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.

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DP5 of the Core Strategy and Development Policies Development 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.

The works already undertaken to the property are welcomed as the standard of design and materials are of a high quality and serve to enhance the appearance of this attractive building and therefore the wider conservation area. The removal of the modern unsympathetic casement windows and installation of traditional sash windows has undoubtedly improved the appearance of the property and together with the dormer repairs reverses the harm of previous alterations. As such it is considered that the works undertaken and those proposed comply with Development Policies 4, 5 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

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.

Signature: 	Date: 22/11/17
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