

North York Moors National Park Authority

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

Application No. NYM/2017/0779/FL

Proposal: Installation of replacement window and doors

Location: Shirley House, Sunny Place, Robin Hoods Bay

Decision Date: 05 January 2018

Consultations

Parish -

Fylingdales Village Trust -

Natural England – No comments.


Site Notice/Advertisement Expiry Date – 22 December 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	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>Elevations as Proposed</td><td>190/12</td><td>6 Nov 2017</td></tr><tr><td>Elevations II as Proposed</td><td>190/13</td><td>6 Nov 2017</td></tr><tr><td>Window details as Proposed</td><td>190/13</td><td>6 Nov 2017</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	Elevations as Proposed	190/12	6 Nov 2017	Elevations II as Proposed	190/13	6 Nov 2017	Window details as Proposed	190/13	6 Nov 2017
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Window details as Proposed	190/13	6 Nov 2017												
3.	MATS00	No work shall commence on the installation of the replacement front door in the development hereby approved until detailed plans showing the constructional details and external appearance of the front door and frame (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. The door shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.												

Signature:



Date:

20/12/17

Application Number: NYM/2017/0779/FL

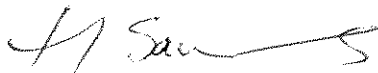
Informative(s)

1.	The applicant is advised that this permission cannot be implemented until the associated Listed Building consent has been approved by the Local Planning Authority.
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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.
3.	RSNMATS03	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.

Signature:



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Background

Shirley House is a grade II listed building built of coursed sandstone with varied tooling under a pantile roof with red brick chimney stacks. It is an end terraced property situated in the heart of Robin Hoods Bay Conservation Area, being only accessible by foot owing to the narrow, stepped lane leading from New Road.

Planning permission is sought for the replacement of the timber, single glazed casement window to the basement with a Heritage double glazed timber Yorkshire sliding sash window; the replacement of the existing studded boarded front door with a timber door with two upper glazed panels and a lower fielded raised panel; and the removal of the boarded panel to the basement door to expose the original panelled door.

Main Issues

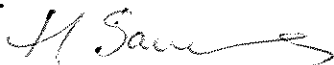
The relevant policies of the Core Strategy and Development Policies Document are Core Policy G (Landscape, Design and Historic Assets), Development Policy 3 (Design), Development Policy 4 (Conservation Areas), Development Policy 5 (Listed Buildings) and Development Policy 19 (Householder Development).

The proposed replacement basement window and front door are considered to be works which would enhance the character and appearance of the host property, a grade II listed building and the wider conservation area without resulting in the loss of historic fabric which contributes to the significance of the heritage asset. As such the proposal is considered to comply with the relevant policies 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 in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

20/12/17.

