

North York Moors National Park Authority

District/Borough: Scarborough Borough Council Parish: Fylingdales	Application No. NYM/2017/0780/LB
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Proposal: Listed Building consent for installation of replacement window and doors, refurbishment/repair works and internal alterations

Location: Shirley House, Sunny Place, Robin Hoods Bay

Decision Date: 05 January 2018

Consultations

Parish – No objections.

Fylingdales Village Trust -

Site Notice/Advertisement Expiry Date – 22 December 2017

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	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr><td>Plans I as Proposed</td><td>190/10a</td><td>5 Feb 2018</td></tr> <tr><td>Plans II as Proposed</td><td>190/11a</td><td>5 Feb 2018</td></tr> <tr><td>Elevations I as Proposed</td><td>190/12</td><td>5 Feb 2018</td></tr> <tr><td>Elevations II as Proposed</td><td>190/13a</td><td>5 Feb 2018</td></tr> <tr><td>Basement Floor & Wall Details</td><td>190/15a</td><td>5 Feb 2018</td></tr> <tr><td>Basement Structure Support Post</td><td>190/16</td><td>6 Nov 2017</td></tr> <tr><td>First Floor Partition</td><td>190/17a</td><td>5 Feb 2018</td></tr> <tr><td>First & Second Floor Detail Sections</td><td>190/18a</td><td>5 Feb 2018</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	Plans I as Proposed	190/10a	5 Feb 2018	Plans II as Proposed	190/11a	5 Feb 2018	Elevations I as Proposed	190/12	5 Feb 2018	Elevations II as Proposed	190/13a	5 Feb 2018	Basement Floor & Wall Details	190/15a	5 Feb 2018	Basement Structure Support Post	190/16	6 Nov 2017	First Floor Partition	190/17a	5 Feb 2018	First & Second Floor Detail Sections	190/18a	5 Feb 2018
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3.	CDLB13	No work shall commence on the installation of new skirting board sections, new panelling to disguise the steel square hollow section at ground floor and the cupboard recess incorporating the soil vent pipe at ground floor until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.																											

Signature: 	Date: 22/2/18
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4.	CDLB00	No work shall commence on the partitions to the first floor until details of the re-use of the existing bathroom door have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
5.	CDLB00	Notwithstanding the drawings hereby approved, consent is not given for the removal of the staircase as shown on Drawing No. 190/10a and all repair work to the staircase shall be undertaken in situ.
6.	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.

Informative(s)

1.	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.
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Reason for Condition(s)

1.	RSNTIME02	To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.	RSNCDLB06	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.
4. & 5.	RSNCDLB02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
6.	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.

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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 has recently been granted 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.

This application seeks listed building consent for the same works but also for a number of internal works, most notably renewed support for the existing floors at ground, first and second floor; the subdivision of the first floor bedroom; damp proofing and insulation works; and the repair of the staircase. As originally submitted the application proposed to utilise two steel columns as beams but following negotiations with the Building Conservation Officer this has been revised so as to more elegant and less intrusive. The proposal is now for a new structural partition wall at basement level to relieve the ground floor joists; steel posts with foundations at basement level continuing up to support the ground floor ceiling; a steel square hollow section to support the first floor joists; and a structural timber partition at first floor level to support the second floor joists.

Main Issues

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

The proposed external alterations comprising the 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, and as such are acceptable.

With regards to the internal alterations, as originally submitted the structural intervention proposed was considered to be too intrusive and a more elegant solution was required to preserve the special architectural and historic interest of the building. Following negotiations by the Building Conservation Officer a more discreet and acceptable solution has been proposed incorporating a series of posts from the basement upwards to help transfer the floor loadings rather than using huge steel beams. Furthermore the proposed replacement of the insulation between the floors would have destroyed the appearance of the joists, which are an integral part of the building's special architectural and historic interest, but this has now been omitted from the proposals.

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Officers initially had concerns regarding the subdivision of the first floor bedroom but, on balance, the works are considered to be acceptable as they could be considered reversible. Given that the significance of the listed building will generally be greater due to the repair work proposed, the negative impact of the sub-division of the first floor bedroom is not considered to diminish the overall improvement.

It is noted that the amended plans refer to the removal of the staircase to allow it to be overhauled and staircase parts renewed as required. Whilst the repair of the staircase is acceptable its removal to carry out the works is not and therefore a condition to cover this is recommended.

In view of the above therefore it is considered that the proposals will not have an unacceptable impact on the special historic or architectural interest of the listed building in accordance with Core Policy G and Development Policy 5, and approval is recommended.

Signature:



Date:

22/2/18