

## North York Moors National Park Authority

District/Borough: Ryedale District  
Parish: Thornton Le Dale

Application No. NYM/2017/0841/FL

**Proposal:** Installation of 9 no. uPVC windows and 1 no. composite door

**Location:** Daisy Cottage, Church Lane, Thornton Dale

**Decision Date:** 05 February 2018

### Consultations

**Parish** – No objections.

**Site Notice/Advertisement Expiry Date** – 24 January 2018

### 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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Halo Flush Sash</td><td></td><td>19 Feb 2018</td></tr><tr><td>Window schedule from Centurion Windows</td><td></td><td>14 Feb 2018</td></tr><tr><td>Door details</td><td></td><td>13 Jan 2018</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	Halo Flush Sash		19 Feb 2018	Window schedule from Centurion Windows		14 Feb 2018	Door details		13 Jan 2018
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3.	MATS54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.												

### 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.	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.

Signature:



Date:

21/3/18

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**Background**

Daisy Cottage is a traditional stone and pantile dwelling lying on the south side of Church Lane to the east of Thornton le Dale village centre. It is unusual in that it is positioned perpendicular to the road with a modest garden to the front and parking to the rear. It lies within the Thornton le Dale Conservation Area where there is an Article 4 Direction in force withdrawing certain permitted development rights. As such this application seeks planning permission for the installation of replacement uPVC windows to all elevations along with a replacement composite front door. The existing windows are all single glazed storm-proof casements and the front door a half glazed timber door.

**Main Issues**

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design), Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development).

Daisy Cottage has been extended and altered in the past and this has eroded some of its historic character. However it does form part of the historic core of the village where Church Lane provides a distinct boundary between the older and more historic properties to the south and the modern bungalow development to the north. As such Daisy Cottage is considered to contribute to the architectural character of the conservation area and the Authority has a duty to preserve or enhance that character.

Although the existing timber windows are not original to the property and are of a poor design, construction and condition, it is considered that the loss of a traditional timber material on this vernacular property and its replacement with an alien synthetic material would not maintain the character and appearance of the conservation area. However it is considered that a well detailed, flush fitting uPVC casement would offset the loss of the traditional timber material and as such the applicant has been encouraged to amend the application from uPVC storm-proof casements to uPVC flush fitting casements in cream rather than white. The front door will also be of a more traditional design with four panels (top two panels glazed) rather than the half glazed Georgian design as originally proposed.

In view of the above it is considered that the amended proposal to replace the existing single glazed storm-proof timber windows and Georgian style timber door with flush fitting uPVC casement windows and a four panelled composite door would preserve the character and appearance of the host property and that of the wider conservation area in accordance with Development Policies 3, 4 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

Signature:



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**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:

2/3/18

