

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Fylingdales	Application No. NYM/2018/0090/FL
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Proposal: installation of 3 no. replacement timber double glazed windows to east elevation and 1 no. to north elevation

**Location: High Cliff
Cliff Street
Robin Hoods Bay**

Decision Date: 19 April 2018

Consultations

Parish – The parish council supports the application, but the style of the windows needs to be in keeping with the age of the building.

Site Notice Expiry Date – 4th April 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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS40	No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



Date:

19/4/18

Application Number: NYM/2018/0090/FL

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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.	MATS02	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:

19/11/18

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Background

High Cliff is an end terrace property located on Cliff Street in the lower part of Robin Hoods Bay. The property backs onto the cliff edge and the beach and has part of its curtilage separate from the house by one of the pedestrian streets.

The application seeks permission for the installation of 3 no. replacement timber double glazed windows to east elevation and 1 no. window to the north elevation.

The property is located within Robin Hood's Bay Conservation Area whereby there is an Article 4 Direction.

Main Issues

Development Policy 4 of the Local Development Framework 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.

The existing windows appear to be of modern construction and due to the bulky profile of the existing sashes; our Building Conservation team believe the replacement of these windows with double glazing would be acceptable in this instance.

However, it has been recommended that traditional sash windows would be preferred over top hung sash windows and therefore amendments were requested. These changes were not forthcoming, therefore as the principle of the installation of new windows is deemed acceptable, approval has been recommended with the relevant conditions to ensure the windows are of appropriate design.

Signature:



Date:

19/4/18

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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:
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