



The Planning Inspectorate

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Mrs A Harrison
N Yorks Moors N P Authority
The National Park Officer
The Old Vicarage
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Your Ref:

Our Ref:
APP/W9500/A/99/1018777

21 June 1999

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS J WEEKS
SITE AT MILL HOUSE, LITTLEBECK, WHITBY, N YORKSHIRE, YO22 5HA**

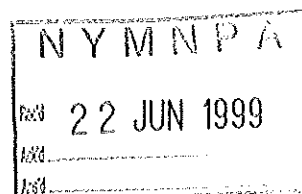
I enclose a copy of our Inspector's decision letter.

Yours faithfully


Mr T Mather

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The Planning Inspectorate

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Your Ref:

Our Ref:
T/APP/W9500/A/99/1018777/P4

Date:

21 JUN 1999	NYM NPA
22 JUN 1999	

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR AND MRS J WEEKS
APPLICATION NO: NYM4/034/2521A/PA**

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your clients' appeal against the decision of the North York Moors National Park Authority (the Authority) to refuse planning permission for minor amendments to approved plans, including white painted bar windows in lieu of single sashes, and single Velux rooflight to north elevation (550x780mm), at Mill House, Littlebeck, Whitby. I have considered all the written representations together with all other material submitted to me. I inspected the site on 14 June 1999.
2. The application was made retrospectively, in the terms set out above, but the rooflight has since been replaced with one referred to as a "conservation rooflight". I shall deal with the appeal as being against refusal of planning permission to retain all those elements of the design of Riverside Cottage which are in dispute between your clients and the Authority, namely the glazing to the windows and doors, the enlarged window to the north elevation, and the rooflight.
3. There are relevant Development Plan policies in both the North Yorkshire County Structure Plan and the North York Moors Local Plan. Taken together, Policy E1 of the former and Policies G2 and G3 of the latter give priority to conservation of the National Park's landscape, seek to preserve and enhance the natural and built environment of the Park, and require a high standard of design in all development proposals. Local Plan Policy BC11 allows conversion of redundant buildings in villages subject to criteria, including that the scale, design and use of materials retain the existing character of the building. These policies reflect the weight which national planning guidance gives to protecting National Parks.
4. In the light of the above, and from all that I have read and seen, I consider that a decision on this appeal turns on the effects which retaining the disputed elements of the design would have on the character and appearance of Riverside Cottage, the group of buildings of which it forms part, and the surrounding National Park landscape.
5. Riverside Cottage forms part of a group of some 4 or 5 buildings of which Mill House is the largest and central element. The relationship between the buildings is



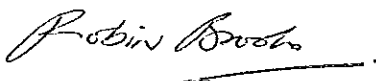
particularly important to the character of the group and to its role in the landscape, with Riverside Cottage and a smaller building nearby being of fairly simple and straightforward design and appearing essentially as outbuildings to the main house. The primacy of Mill House in the group is emphasised by its long west facing elevation, which is clearly seen from the road which climbs the hill above the beck, and which includes 8-and 12-pane sash windows and 3 glazed entrance doors; the south elevation of the house includes a further 2 sash windows of 12 panes, and a double glazed door. Together the buildings make a harmonious and attractive group in the wooded Little Beck valley.

6. The glazing installed in the windows and doors of Riverside Cottage matches that of Mill House in that it is of small panes, in white painted timber, though without the narrow glazing bars and attractive proportions of the older windows. The large number of panes, set in heavy timber frames, detract from the pleasing simplicity of the building and make it more prominent in the group, undermining the attractive central role of the main house. The window on the north elevation, larger than the high level light shown on the approved plans, and the rooflight both add to the overly domestic appearance. Whilst the latter is more sympathetic in appearance than the one previously installed, when seen together with the windows and doors it detracts from the modest but attractive character of the original outbuilding. In my view the simple treatment of doors and windows shown on the approved plans would maintain the integrity of both Riverside Cottage and its surroundings, drawing a clear distinction between the appearance of Mill House and that of the more modest buildings in the group. By contrast, the works which are the subject of this appeal unacceptably harm the character and appearance of the building, the group of which it forms part, and the surrounding National Park landscape. In addition to the direct harm so caused, to allow the appeal could be seen as undermining Development Plan policies which are central to maintaining the special character of the Park, so making it progressively harder for the Authority to resist similar proposals.

7. I have considered all the other matters raised in the representations, including your clients' description of the debate at the Development Control Sub-Committee on 17 November 1997, and their reading of Condition 5 of the ensuing planning permission, which deals with the painting of the windows. However, whilst that condition lacks precision, there is no ambiguity over the permitted design of the windows when the permission is read alongside the approved, amended plans. I have also taken account of the comparisons made with other properties in the village but, though there is admittedly considerable variety locally in detailed styles and materials of windows, this does not detract from the importance of maintaining the integrity and distinctive character of the group centred on Mill House. Neither these matters, nor any others, brings me to a different conclusion on the appeal.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



ROBIN BROOKS BA(Hons) MRTPI
Inspector

