

**From:**  
**To:** [Planning](#)  
**Subject:** Responses to application from Fylingdales Parish Council  
**Date:** 23 April 2019 10:21:34

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**NYM/2019/0187/LB** Application for Listed Building consent for internal refurbishment works and laying of external paving stones (revised scheme following withdrawal of NYM/2018/0556/LB) at Avery House, Shell Hill, Robin Hood's Bay.

The Parish Council supports the internal works but suggests further consideration be given to the implication for flags outside and drainage issues.

Virginia Ramsey.

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2019/0187/LB - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
**Date:** 16 April 2019 10:26:59

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Please see email correspondence to Planning Officer

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)

Phone: 01439 772700

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Preferred Method of Contact is: Post

Comment Type is Request Additional Information

Letter ID: 519282

## Avery House 2019/0187

We are pleased to see that the applicant has revised their proposals to reflect some of the comments made by the Authority in response to the previously withdrawn scheme. However, we are concerned regarding the lack of detail within this application for some of the proposed works that have the potential to cause harm to the significance of the heritage asset, contra to the NPPF paragraph 189. Of specific concern are:

- Proposals to install a log burner

The fireplace has been removed and the chimney breast has been altered throughout its history, and perhaps most recently in the 1980s. This issue arising here is not an issue of loss of historic fabric but one of structural integrity. The site visit in January 2019 revealed that the chimney breast shows signs of movement; however, it was not possible to attest whether this was historical or ongoing. The introduction of a log burner may necessitate the removal of fabric and require the introduction of a liner. Presently, the applicant has not provided any assurance that these works will not compromise the structural integrity of the chimney breast or result in further loss of historic building fabric. We would not be able to support these proposals unless assurance from a structural engineer on the CARE register (Conservation Accreditation Register for Engineers) is forthcoming, and all changes to the chimney breast are fully understood.

- Proposals to remove cement render and bitumen coating, and installation of ventilated lath membrane.

The proposed works to the kitchen are in accordance with the principles established during the site meeting in January 2019 and correspondence in February 2019. However, as stated at the time, the acceptability of these works depends greatly on the precise details of the proposals and after advice from a qualified contractor with proven track record in working successfully with Listed Buildings. Inexperience in removing cement render and bitumen coating can lead to further damage to building fabric. Overuse or incorrect use of ventilated lath systems can result in the loss of the historical character and may exacerbate existing damp problems. Presently, the applicant has not provided any detail as to how the works will be undertaken, by whom and the extent of the works entailed. Please request that the applicant provides a detailed methodology for each element of these works. Please also request that the applicant shows clearly on plans and elevations the precise extent to which the ventilated lath is going to be applied.

- Spotlights in kitchen ceiling.

Presently, the kitchen has an open roof structure of timber beams, does not have any spotlights and is without insulation. The introduction of spotlights is therefore not compatible with the current arrangement. The applicant has not provided any detail as to how spotlights will be added to the kitchen ceiling and whether additional work such as boarding of the kitchen ceiling is to be undertaken. Clarity and details are sought from the applicant.

- Cleaning of walls and skirting boards.  
Clarity is sought as to what is meant by the cleaning of walls and skirting boards. Please note that whilst it is acknowledged that the residue left by wallpaper will need to be removed, the removal of paint (*ie.* any form of paint stripping), is unlikely to be acceptable. Please request that the applicant provides a detailed methodology for each element of these works as some methods of removal are more abrasive than others.
- Installation of Kingspan to the first and second floor bedrooms.  
We maintain our concern that the applicant wishes to install Kingspan in this property and would advise the applicant to read Historic England's advice on insulating historic buildings (found at <https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-walls/heag081-solid-walls/> ). Hemp board or wood fibreboard can offer substantial improvements in U-value whilst maintaining breathability and should be used rather than Kingspan.
- Paving small garden to the front of the property.  
We have no objection in principle to the paving of this area with a reclaimed Yorkshire paving stone (subject to the appropriate conditions); however, cobbling would be preferred.

Please request amendments and come back to me for further conditions.