

From: [Clair Shields](#)
To: [Planning](#)
Cc: [Hilary Saunders](#)
Subject: RE: Ryefield, Hackness Road, Scalby, - NYM/2019/0289/FL
Date: 25 June 2019 09:46:36

Thank you for consulting us on the amended plans which we feel show a much better detailed and designed building which better reflects the local architectural style. I've suggested some conditions below but understand that some have already been discharged:

- Timber windows and doors
- Sectional details of windows
- Sectional details of doors
- Details of external fixtures to be agreed
- Roof tile (use of a plain tile, rather than a normal pantile?)
- Brick sample – but I think this has already been approved?

Thanks,



YorkshireWater

National Park Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Your Ref: NYM/2019/0289/FL
Our Ref: V008491

26th June 2019

Dear Sir/Madam,

Ryefield, Hackness Road, Scalby - Application for variation of condition 2 (material amendment) of planning approval NYM/2015/0197/FL to allow amended design of detached dwelling

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

Based on the information submitted, no observation comments are required from Yorkshire Water.

Yours faithfully

Jim McGlade
Planning Assistant

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/289/FL**

Proposed Development: variation of condition 2 (material amendment) of planning approval NYM/2015/0197/FL to allow amended design of detached dwelling

Location: Ryefield, Hackness Road, Scalby

Applicant: Mr Barry Ricketts

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/18/3024D **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 11 June 2019

FAO: Hilary Saunders **Copies to:**

There are **no local highway authority objections** to the proposed amended design of a smaller detached dwelling within the existing approved development.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0289/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 10 June 2019 14:19:11

Although located just outside of the Scalby Conservation Area, the immediate area is of particular architectural and historic character as the three main dwellings of Ryefield, Brentwood and South Beck House (formerly known as Greenways) all derive from the same period of around the 1920's and are of the Arts and Crafts architectural style. Later developments of No's 111 and 113 Hackness Road relate to a later style of bungalow development.

DP4 states that proposals for development immediately adjacent to a Conservation Area should preserve or enhance the character and appearance or setting of the area.

DP3 seeks to maintain and enhance the distinctive character of the area by seeking a high standard of design detailing which reflects or complements that of the local vernacular.

It is acknowledged that the approved scheme did not fully reflect the Arts and Crafts architectural style; however it did reflect a more ancillary coach house style of development which was clearly subservient to the main house and therefore appropriate in this context.

Concern is therefore raised as the amended design of the new dwelling at Ryefield is to visually create an independent new dwelling, rather than recreating an ancillary form of development. As such, while I have no objections to this approach, the amended design is not considered to reflect the architectural character of the surrounding buildings, in particular that of Ryefield. The amended design as a result of its symmetrical and formal appearance, appears to recreate a Georgian style of architecture (with the exception of the bay windows) which is not considered to form a characteristic of the local vernacular.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
via email: building@northyorkmoors.org.uk
Phone: 01439 772700
Fax: 01439 770691
EMail: building@northyorkmoors.org.uk
Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 522783

From:
To: [Planning](#)
Subject: Comments on NYM/2019/0289/FL
Date: 06 June 2019 09:08:03

Vary condition 2 of NYM/2015/0197/FL so as to allow amended design at Ryefield, Hackness Road, Scalby

The above application has been considered by Council and no objections are offered.

--

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
c/o Scalby Library,
450 Scalby Road,
Newby,
SCARBOROUGH
YO12 6EE

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