

From: Maria Calderon
Sent: 07 August 2019 10:40
To: Harriet Frank
Subject: RE: NYM/2019/0280/FL

Hi Harriet

Just to put in writing

The windows on page 10 look suitable, also page 5 See pictures below. These both appear to have a traditional form of opening, the windows with the upper opener are not acceptable.



Page 10 window



Page 5 window

The applicant needs to clarify which cross sections refer to the chose window. As it stands the information provided shows many different windows and it is impossible to tell which one is relevant.

As previously stated the cross section should show how it sits within the reveal, although I accept this can be conditioned but would like clarification from the applicant that they understand what this means as despite asking twice I have not received the cross sectional detail asked for.

Thanks

Maria-Elena Calderón
Building Conservation Officer (Planning)
North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Working pattern: Tuesday and Wednesday

From: [Building](#)
To: [Planning](#); [Harriet Frank](#)
Subject: RE: Lockey Cottage, High Street, Thornton le Dale, , - NYM/2019/0280/FL
Date: 17 July 2019 14:49:41

Hi Harriet

Can you please ask for drawings that indicate, on a scale of no less than 1:20, the longitudinal and cross sectional detailing including means of opening. This should show the whole window and how it sits within the reveal. Without this information we should not determine the application. The plans sent also appear to be storm proof but I accept that they could not be. However it's impossible to tell without the aforementioned cross sectional details.

Thanks

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0280/FL - Case Officer Miss Harriet Frank - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 18 June 2019 16:35:53

Please see email sent to case officer

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: building@northyorkmoors.org.uk

Phone:

Fax:

EMail: building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is Object with comments

Letter ID: 523411

From: [Building](#)
To: [Planning](#)
Cc: [Harriet Frank](#)
Subject: NYM/2019/0280/FL
Date: 18 June 2019 16:38:33

Please see the below comments in relation to Lockley Cottage, High Street, Thornton le Dale
NYM/2019/0280/FL

Conservation Areas are often characterised by historic buildings constructed using natural materials, such as natural stone, handmade brick, natural slate or hand-made clay tiles and timber windows and doors. Traditional timber windows and doors are fundamental elements of the street scene, and in many streets they are features that form a distinct pattern which can be harmed by the introduction of new designs and finishes. Traditionally manufactured timber windows and doors are constructed using techniques which allow fine detailing and slim sections. The fine detailing and soft appearance of painted timber complements the traditional materials and character of older properties. As a material, timber can work equally well with contemporary dwellings.

In terms of performance, good quality double glazed timber windows will offer similar energy efficiency to those levels claimed by manufacturers of uPVC. However, timber windows and doors are much easier to repair than uPVC, will not fade, can be re-painted to suit individual owners' preferences and can be fitted with better quality ironmongery. Generally, if properly cared for, timber windows and doors will outlast uPVC installations by many, many years. Timber is also a more sustainable material than uPVC in terms of its manufacture and disposal.

uPVC windows and doors generally have much heavier sections than their timber counterparts. The combination of heavy frames and the flat, uniform, engineered finish of uPVC harm the character and appearance of properties by distorting the proportions of architectural features. Often, uPVC replacements use one double-glazed unit in each sash resulting in a window which has a much flatter appearance than sashes with multiple panes. Many suppliers have a very limited range of products and therefore, locally distinctive features cannot be replicated and the special architectural interest of villages is eroded. Overall, the use of uPVC tends to lack the subtle variations in reflection and tone that are important to the architectural interest of a building and character and appearance of the wider Conservation Area.

Where the host building is of vernacular appearance but has inappropriate modern stormproof casements, such as Lockley Cottage their replacement with better quality timber will always be the preferred option, and the Authority could offer a Conservation Area Enhancement Grant to reinstate a more traditional style of timber window or door (subject to funding). However, in some circumstances, if better detailed uPVC alternatives are proposed (such as the replacement of top opening windows to a more traditional side hung casements and stormproof to flush fitting) the visual improvements could be considered to off-set the use of uPVC and as such could be considered to have a minimal impact on the architectural interest of the wider area. Replacement of stormproof timber windows with similar stormproof uPVC windows is unlikely to be supported.

The applicant was advised at pre-app that the use of uPVC would be supported where better detailing was achieved such as flush fitting casements and minimum reveal of 50mm. The windows proposed are stormproof (not flush fitting) and do not open in a traditional manner as such in its current form I object to this application. Should the applicant wish to alter the design to be more in line with the form of historic windows then I would likely support such an application. Details such as, flush fitting casements or imitation horizontal sliding sashes would be suitable. These should have applied glazing bars to mimic the pane size of neighbouring Easter Cottage or the existing, no trickle vents, have a minimum reveal of 50mm and no projecting sills or lintels. Plans should indicate, on a scale of no less than 1:20, the longitudinal and cross sectional detailing including means of opening. This should show the whole window construction and how it sits within the reveal.

I appreciate that the windows proposed are somewhat similar to the neighbouring property Farndale, High Street and that this can easily cause confusion for applicants. However, those windows were installed prior to the Article 4 direction and would be unlikely to receive support under current policy.



North York Moors National Park Authority
Planning Consultation Form

Case Officer: Miss Harriet Frank
Application Number: NYM/2019/0280/FL

Site: Lockey Cottage, High Street, Thornton le Dale, ,

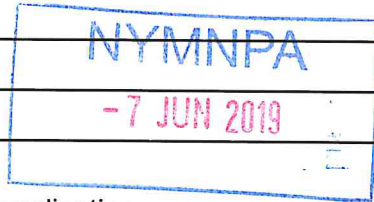
Development Description: installation of replacement uPVC windows to front elevation

Applicant: Mrs Sandra Richardson

(Please Tick One Box Only)

The Parish/Town Council has **no objection** to this application

The Parish/Town Council **objects** to this application
(A reason **must** be given)



The Parish/Town Council **supports** this application
(A reason **must** be given)

Signer E. Douglas-Smith
On behalf of Thornton Le Dale Parish/Town Council

Date 5th June 2019

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

Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.