

From:
To: [Planning](#)
Subject: Fylingdales Parish Council
Date: 22 August 2019 08:40:56

NYM/2019/0439/LB – Application for Listed Building consent for
instillation of replacement timber windows to front elevation at Oak
Dene, Middlewood Lane, Fylingthorpe

The Parish Council Support this application as it improves the
appearance of the building.

Stephanie Glasby
Parish Council Clerk

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0439/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
Date: 07 August 2019 13:59:41

Please see email to the Planning Officer

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 Request Additional Information

Letter ID: 527711

Oak Dene [NYM/2019/0439/LB](#)

From the information provided by the applicant, we would concur that these windows are beyond repair, as a result of a lack of maintenance.

The Royal Commission's report and the Listing Description make it clear that these windows frames and glazing are historical and that the S-E ground floor window may date from the 18th century. We absolutely agree with the applicant that these tripartite windows with central opening sashes are locally distinctive and that they are becoming rarer within extant buildings as a result of unsympathetic alteration and loss. Whilst we are sympathetic to the applicant's circumstances we would note that having to replacing these historical windows is invasive and causes harm to the significance of the heritage asset. The character and appearance of the building will be altered and the idiosyncrasies embedded in the historical windows will, of course, be lost.

The introduction of new windows needs careful consideration. We note that the proposed replacement window frames proposed as exact like-for-like replacements are all identical as 20-pane tripartite windows with central 6-pane opening sashes. This, however, is not a like-for-like replication of the current situation as the S-E ground floor window frame is a 24-pane tripartite window with central 4-pane opening sash. Please request that the proposed joinery more accurately copies the existing arrangement and includes the variations in panes and opening sashes between windows.

As these replacements are like-for-like we request that the applicant's joiner refits the existing historical glass into the new frames. The distinctive appearance of historic glassing is not easily imitated in modern glazing, which has a different surface character that affects the reflectivity and transparency of the glass. By refitting the historical glazing, some of the integrity of these windows can be preserved.

Please can you request the glazing bars to be chamfered to resemble putty and ask the joiner to supply sectional drawings of all window variations as well as confirming the width and depth of the glazing bars, before we would be able to provide our support to this application.