

**Application for the removal or variation of a condition following grant of planning permission  
NYM/2018/0255/FL**

**Conversion of and extension to stable block to form supported residential accommodation at 24  
Castlegate East Ayton**

**Supporting information**

I apologise for the situation we are in with the three conditions below. It seems that the situation has arisen largely by a combination of the lack of important information on the original drawings and a sense of urgency by our builder.

We engaged Iain Harrison as our contractor as he has had a lot of experience of building within the National Park boundaries and relied on him to interpret the drawings for us. He did an excellent job quality wise and added much to the development by taking the time to recycle bricks and stone to retain the style, match more closely the external materials of the original stable block and break up the walls aesthetically. We feel this is a vast improvement on the developments to the rear of our property which were all constructed in a modern monolithic brick.



Examples of neighbouring monolithic brick work



Example of neighbour's stone gable



The cedar cladding was also his suggestion as he thought this would meet the planning conditions.

Due to the lack of information on the drawings, Iain then took his inspiration from surrounding buildings matching as closely as possible the neighbouring properties.

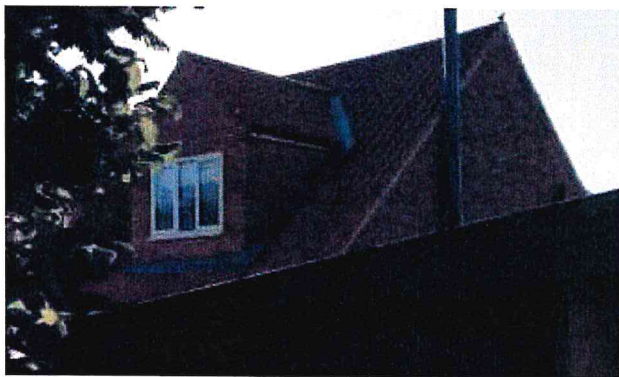
I will now discuss the three conditions we would like to amend.

## Condition 9

9. No work shall commence on the installation of any replacement or new windows or external doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all window frames and external doors and frames (and glazing if included) to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames and external doors and frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Unfortunately, our contractor pushed ahead with the windows before we had the chance to submit them for approval and, as he ordered them on-line. The supplier did not provide drawings as part of their service. Apparently, the size, the opening casement style and the trickle vent were chosen on the advice of the Building Controller.

You have indicated that the windows may be acceptable if they were changed to flush casements. As none of the surrounding buildings have flush casements (and Iain was trying to match to these buildings) the window was not ordered as flush. Aesthetically, we cannot see much difference in the outward appearance of the windows if they were switched to flush casement, especially as the opportunity of anyone seeing these in close up is very limited as the view is blocked from the front by a 2.5m high hedge and if viewed in passing (as our neighbours in nr 26 would) or when viewed from the main house, the difference would not be noticed. The hedge belongs to a neighbour and is a permanent feature, as the owner of 24a is duty bound by his deeds to maintain the height of this hedge. Please see photos of neighbouring houses all of which do not have flush casements





**Proposed amendment**

We therefore request that the windows be accepted as fixed.



Unit 1



Unit 2

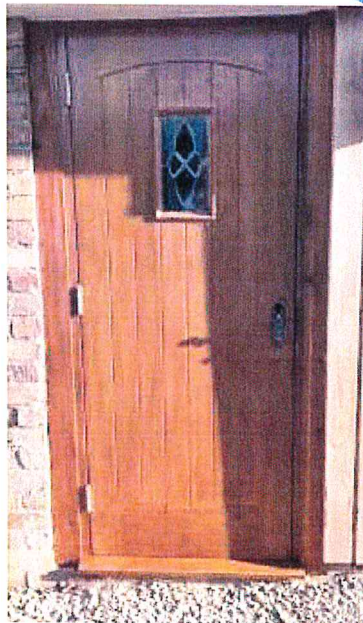
The submitted plans seem to indicate a batten type stable door. These doors are very difficult to make draught proof and the glazing shown would allow people outside the building a view of the young persons bed. For these reasons we asked the builder to provide a solid oak door as this is seen as quite rustic. We opted for a small glazed panel so the young person (who may be vulnerable) could check to see who was at the door before opening it.

**Proposed amendment**

We therefore request that the doors be accepted as fixed.



Unit 1



Unit 2



### Condition 11

11. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

We apologise for not submitting the colour scheme prior to work being done. Due to the lack of information on the drawings and urgency on the part of our builder, he then took his inspiration from surrounding buildings matching as closely as possible the neighbouring properties. As all of these buildings without exception have white windows and fascia boards, the builder decorated the new building to match.

We would also add a similar comment to above, in that, the opportunity of anyone seeing the front of the building in close up is very limited, as the view is blocked from the front by a 2.5m high hedge and if viewed in passing (as our neighbours in nr 26 would) or when viewed from the main house the difference would not be noticed. The hedge belongs to a neighbour and is a permanent feature, as the owner of 24a is duty bound by his deeds to maintain the height of this hedge.

Please see earlier photos of neighbouring properties with white windows and white fascia boards.

### Proposed amendment

The external woodwork to be white in colour to match all existing neighbouring buildings



### Condition 12

12. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Details of the Velux conservation rooflights were submitted and approved. It was always intended that the two bathrooms at the rear of the units would have natural light via a rooflight. However, for unknown reasons, a rear elevation or roof plan was not submitted by our agent.

These two windows will be rarely, if ever, opened as they were provided mainly for light within the vaulted ceiling. They are over 3m above internal floor level (please see photos below) positioned above a shower tray, therefore it would be difficult if not impossible for our young people to look out through these rooflights. We do not believe this will affect any neighbour's privacy. As the shower rooms have a mechanical fan, it is doubtful the window will ever need to be opened. Please see attached rear elevation and roof plan showing the position of the additional rooflights.





Unit 1 above shower tray



Unit 1



Unit 1 height to handle

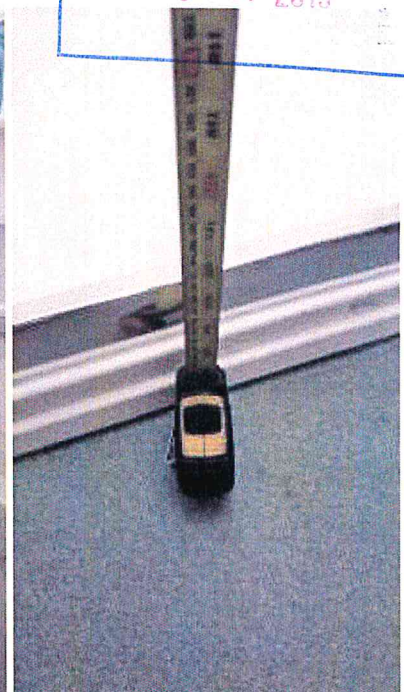
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Unit 2 above shower tray



Unit 2



Unit 2 height to handle

**Proposed amendment**

We propose that the two rear conservation rooflights be added to the planning consent these are the same size and style as those on the front elevation.