

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2019/0841/FL - Case Officer Miss Kelsey Blain - 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:** 03 March 2020 09:33:16

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Please see response made on LB and subsequent amendments which have been sought to replace the existing modern window with one of more traditional construction and appearance.

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

Fax: 01439 770691

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

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 539571

**From:** [Building](#)  
**To:** [Planning](#); [Kelsey Blain](#)  
**Subject:** Comments on Mount Misery, Hackness - NYM/2019/0842/LB & 0841/FL  
**Date:** 27 January 2020 16:31:16

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Mount Misery is a Grade II Listed Building dating from the late 18th century and constructed of dressed sandstone under a pantile roof with traditional single glazed 12-pane Yorkshire sliding sashes to the principal elevation. Externally the building appears to be relatively unaltered, except for the insertion of 2 modern windows (evidence of openings being enlarged) and a small dormer to the rear (all single glazed). Whilst these modern insertions are not mentioned in the list description, they have certainly been in situ since before 1995 and along with the date of listing of 1987 it is considered that these changes could have been carried out prior to listing. Outside there are several small stone and pantile outbuildings as well as more modern timber structures. Overall this building is considered to be an attractive farmhouse retaining both architectural and historic interest and the character of the site as a whole reflects the simple vernacular style of architecture and small scale form of development which characterises the NYM's.

As a Listed Building Mount Misery is of national significance for which the LPA has a duty to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest in which it possesses, in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.

#### Windows:

The conservation-led approach to windows, particularly where traditional/historic windows exist, is to seek a repair approach first. This is the approach Historic England advocate in their guidance "Traditional Windows, Their Care, Repair and Upgrading" revised in 2017 and represents the most up to date guidance endorsed by the Government on the subject of window replacement in buildings with heritage interest. However, from the information submitted it would appear that replacement is being sought for the rear, modern windows only. Therefore in terms of replacement of these modern windows, I have no objections in principle as the existing windows do not contribute to the significance of this listed building (no loss of historic fabric or character).

#### Use of Double Glazing:

The application proposes to replace these 3 modern windows on a like for like basis incorporating double glazing. The Authority's approach to double glazing in Listed Buildings is a pragmatic one which seeks to achieve preservation of, or enhancement to, the character of Listed Buildings in accordance with the requirements of Historic England guidance mentioned above. The relevant extract is pg.63 "Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy".

The existing windows are relatively plain in appearance and detailing with modern top hung opening elements and therefore it is considered that an improvement could be achieved. As such, in order to support the installation of slim d/g a more traditional style and construction of window will be required. It is considered that the insertion of traditional Yorkshire sliding sashes

and/or traditional side hung flush fitting casements would be appropriate in this instance. The applicant was on site when I made my inspection and we discussed the possible options available:

- Because of the size of the lower right hand side window (kitchen) it was felt that a well detailed flush fitting casement would be appropriate in this instance.
- The lower left hand side window (bathroom) could be either a 2 pane Yorkshire slider to match those to the front elevation); and
- For the dormer, a matching 2 pane Yorkshire slider would be appropriate or alternatively a well-detailed flush fitting casement.

Below are examples of a well detailed casement which could be replicated:



All replacement windows should be of traditional construction incorporating weight bearing glazing bars. The use of slim d/g units will be necessary in order to achieve this and should be of 4:4:4 or 4:6:4 profile as a maximum. While the sectional details can be conditioned as part of an approval, we will require confirmation of this approach and amended plans prior to determination.

#### Rainwater goods

Support the replacement of plastic with metal and metal will be far more durable. The applicant indicated on site the location of the soak-away.

#### Chimney Pots

No objections but the replacement pots must be of traditional handmade construction. Please request details.

#### Porch

No objections to its re-felting.

#### Outbuildings

- Tractor shed: No objections to the replacement of defective timbers and replacement steel roof.
- Stable: The stable contains some historic timbers however the poor condition of the roof is noted and as such, selective repair/replacement of the timber is acceptable in this instance.
- Wood store: This building has undergone some alteration (roof appears to have been

altered) and therefore no objections to its repair and replacement with a pantile roof.

The outbuildings are in poor condition and should be on the Authority's At Risk register. As such, grant may be forthcoming particularly to assist with the lath and plaster repairs to the Stable or for assistance towards re-pointing of the traditional buildings and farmhouse.

Please condition:

1. No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) 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. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
2. Window reveals to be a minimum of 75mm.
3. Any new pantiles to be used in the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity.
4. A sample and/or details of the proposed replacement steel roofing material to be used on the outbuildings shall be submitted to and approved by the Local Planning Authority.
5. All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. No work shall commence on the roofs of the stable and wood store until details of the extent of timber repair and/or replacement has been submitted to and approved by the Local Planning Authority.
7. The roof to the stable shall be repaired in the traditional manner using traditional lath and lime plaster to match the existing arrangement.

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**Date:** 27 January 2020 16:27:02

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See email sent 27/01/2020.

Comments made by Building Conservation of The Old Vicarage

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Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 537427

**From:** [Victoria Franklin](#)  
**To:** [Planning](#)  
**Subject:** Bird and Bat informatives  
**Date:** 23 January 2020 15:26:45

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Hello,

If the following applications are approved please can a bat informative be included in the decision notice

NYM/2019 0841/FL

There are no bird informatives for this week

Kind regards,  
Victoria

Victoria Franklin  
Graduate Conservation Trainee

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