

From:
To:
Cc: [Helen Webster](#)
Subject: NYM/2020/003/LB Georgian House, RHB
Date: 03 March 2020 09:30:39

Application for replacement windows

The existing windows, although of spiral balance design, do look to be of traditional appearance and in this instance the use of spiral balances is not considered to be a problem because they preserve the slim window frames and are barely visible externally. From the historic photo provided of the property it would appear that the upper window has been enlarged and other windows have been inserted since the photo was taken. On this basis, it is not thought that box sashes would work here because there won't be an internal rebate for the box to sit in so it would result in very bulky frames that would look quite out of place. The house is Georgian and would always have had fine frames. The unequal sashes look vernacular and the panes are of good proportion that blends with the smaller earlier openings. The original windows would likely to have been pegged sashes so there would have been no box, so the current spiral balances are as close to the original construction as you could achieve without reverting to pegged sashes. The small opening is original with a historic-looking fine frame pegged sash, so to introduce double glazing would mean thickening up the frames. The installation of slim DG always changes the appearance and the character of the windows and this would be detrimental because the existing windows look appropriate, traditional and appear to include at least one historic frame.

The Authority's approach to double glazing in Listed Buildings is in accordance with the requirements of Historic England 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. The relevant extract is pg.62 which states that where historic windows have been replaced with ones whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. Where they do, they should therefore be retained and repaired or replaced with accurate copies.

As the smaller sash window is more historic, this should be repaired if possible. If beyond repair it should be replaced with an accurate copy.

From:
To: [Planning](#)
Subject: Fylingdales Parish Council
Date: 20 February 2020 11:26:56

Good Morning

Planning application NYM/2020/0002/LB - The Parish Council support this application due to the improvement of exterior works which respect the original building.

Planning application NYM/2020/0003/LB - The Parish Council would like to see original unique window designs being kept with pain sizes reflecting those of the original windows.

Planning application NYM/2020/0068/TN - The Parish Council object to the plans due to the location of the mast, the area has two bungalows opposite and is next to the village hall, a hub for many events in the village. The Council would like to see an updated plan with a more suitable location than the centre of the village.

Planning application NYM/2019/0855/LB - The Parish Council have no objections to this application.

Planning application NYM/2020/0056/FL - The Parish Council object to this application. The size of the sign is inappropriate for the Dock and out of character for a conservation area.

Kind regards,
Steph Glasby

Clerk to Fylingdales Parish Council

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2020/0003/LB - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 11 February 2020 15:17:06

Georgian House is an attractive Grade II Listed property located at the top of King Street within the Robin Hood's Bay Conservation Area. As the list description explains it was formerly two cottages which have been amalgamated into one dwelling, however the former layout remains evident by pair of front doors which sit side by side – a feature of RHB. It would appear that the right hand side window has been altered as it is of larger, squarer proportions and there is evidence of some brick infilling. It is unknown whether this was historically a multipane sash window to match the rest of the building or whether the opening had previously been a shop front which has subsequently been removed and the opening reduced. An old photo depicts the current window arrangement and while the date is unknown it was taken when the row of cottages still existed to the rear (see Robin Hood's Bay & Fylingthorpe Through Time, Robin Lidster).

It is clear from the visual appearance of the building that there are damp issues and if the existing paintwork is a plasticised paint then it is important that it is removed to allow the building to breathe. As such I have no objections to this providing it is carried out in a sympathetic manner so as not to damage the face of the bricks. In terms of works thereafter, as the applicant suggest much will depend on the condition of the brickwork and the impact any infilling has on the character and significance of the building. As such, I support the approach being taken by the applicant and would be happy to advise further once the paintwork has been removed.

Please condition:

1. Submission of a method statement by the chosen contractor indicating how the paintwork will be removed.
2. 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.
3. If, after exposure of the brickwork the LPA considers the brickwork is of insufficient quality to be exposed, the property shall be lime washed in accordance with a specification provided to and approved in writing by the LPA. The mix proposed should be of a traditional lime putty mix and include the method of application and finish. A sample area may also be required by the LPA. The limewash shall thereafter be so maintained unless otherwise agreed in writing by the LPA.

Comments made by Building Conservation of The Old Vicarage

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Comment Type is Approve with conditions
Letter ID: 537689