

From: [Planning](#)
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Subject: Comments on NYM/2020/0077/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 19 February 2020 11:51:49

Green Bank house is an excellent example of this type of property, retaining much of its character and internal features such a box winder stairs and timber boarding/panelling. The proposal seeks to create a top floor bathroom and the replacement of a window to the same room. I will address each in turn

The bathroom would be an ensuite water closet with bath in the main bedroom. Previous applications at the site whilst under different ownership resisted ensembles due to the impact on panelling/boarding. However, as this application has the bath in the open room, I do not believe condensation would be such an issue, and the boarding here is a later replacement, as such its significance derives mainly from its historical (narrative) and aesthetic values rather than evidential. Furthermore the applicant has stated that stud walls could be boarded to complement the existing boarding. My primary concern was the proposals for the waste water pipe to the front elevation. Following discussion with the applicant it was agreed that these could be managed internally with a single discrete pipe connecting to the main waste water pipe. I therefore raise no objection to this element of the work but please condition details of the pipe locations to be submitted and approved and any mortar used in the process conditioned.

The window is a modern replacement casement with single glazing. The replacement seeks to replicate the existing on a like for like basis. The question of a sill was raised at a site meeting. Leaded sills or a mortar sills we encouraged typical of the area. Projecting timer sills would not be accepted.

The applicant has shown due regard for the significance of the building in respect to these proposals and I therefore support this application subject to the aforementioned conditions.

Comments made by Building Conservation of The Old Vicarage

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Comment Type is Support with comments
Letter ID: 539310