

From:
To: [Planning](#)
Subject: Re: The Woodlands, Apartment 11, Woodlands, Sleights, - NYM/2019/0874/LB
Date: 03 March 2020 23:01:13

Dear Team

At tonight's meeting Aislaby Parish Council Resolved No objections

Regards

Victoria Pitts
Parish Clerk

Sent from my BlackBerry 10 smartphone on the EE network.

From: planning@northyorkmoors.org.uk
Sent: Monday, 24 February 2020 12:04
To:
Subject: The Woodlands, Apartment 11, Woodlands, Sleights, - NYM/2019/0874/LB

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Woodlands, Apartment 11, Woodlands, Sleights, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.



North York Moors
National Park

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From: [Building](#)
To: [Planning](#)
Cc: [Megan O'Mara](#)
Subject: NYM/2019/0870/FL & 0874/LB - The Woodlands, Appartment 11
Date: 04 February 2020 10:13:58

The Woodlands is an impressive Grade II* Listed Building located in the valley south of Aislaby on the north bank of the River Esk. The Yorkshire Gardens Trust have identified the site and its immediate area as forming an historic designed landscape consisting of gardens and pleasure grounds extending to about 50 acres. The full YGT report can be found on their website. While the surrounding landscape is not a Registered Park and Garden, it is certainly of local significance and as such would meet the criteria as a non-designated heritage asset. While the proposal has no direct impact on this designed landscape, it does contribute to the wider significance of Woodlands and its setting, and in particular how the asset is experienced and appreciated in the wider landscape.

Because of the buildings impressive size, design and open setting to the south, it is readily visible in longer distance views particularly from the main road through Sleights where views of the main façade and Flat 11 are readily available. In the immediate surroundings of the garden, the roofslope in question is hidden from view because of the flat roof extension and parapet wall, however because of its open setting to the south this roofslope is more evident in longer distance views. The roofline is a prominent feature of the building which at present is void of any rooflights. Dormers are however a feature.

I have no objection the conversion of the former lift shaft into a bedroom/study but do have concerns over the installation of a rooflight and sun tube as in this instance they would appear alien in this roofslope. Given the presence of dormers, it is considered that a small dormer would be more in keeping with the building and as such would recommend that the rooflight is omitted and a small flat roof dormer is proposed for the bedroom (mirroring the style of existing dormers). With regards to the sun tube to serve the kitchen, from experience these are very reflective and instead would recommend that consideration be given to the use of a simple flat skylight/rooflight in the flat roof section, above the dining area (not domed or lantern style – see example below).





Ms Megan O'Mara
North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

Direct Dial:

Our ref: L01152310

23 January 2020

Dear Ms O'Mara

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**THE WOODLANDS, APARTMENT 11, WOODLANDS, SLEIGHTS
Application Nos NYM/2019/0874/LB & NYM/2019/0870/FL**

Thank you for your letters of 8 January 2020 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

The former Woodland Hall stands proud on top of a hillside, commanding views to the south and east towards the river Esk and the village of Sleights. With its origins dating back to the eighteenth century, the building would be subject to subsequent extensions and alterations which saw the building converted into a school, nursing home and later in 1999 subdivided in to private apartments, a use that still remains. It is a grade II* listed building.

The proposal is for the conversion of an existing lift shaft into a bedroom to serve the adjacent apartment. This involves boarding over the shaft and moving forward the partition facing the corridor. The changes will largely affect modern partitions which are no of historic interest and as such, the proposal is accepted in principle. The proposal also considers the introduction of a rooflight to introduce natural light in to new bedroom and a sun tube to increase the level of natural light to the existing kitchen.

Although the proposed rooflight and sun tube would be partially obscured by the parapet extension in close distance views, they may however become visible within the long distance views of the house from the parkland, which constitutes the setting in which the house was designed to be experienced. The unbalanced presence of a large rooflight and sun tube within a roof that has remained largely free of clutter could





be distracting, having a detrimental visual impact on to our appreciation and experience of the house within its grounds.

Paragraph 193 of the National Planning Policy Framework states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation' and paragraph 194 goes on to say that 'any harm or loss should require clear and convincing justification'. Whilst we do not object to the installation of new elements to the roof, given their presence and likely disruption on to one of the main building elevations, we would recommend that these are introduced in a more balanced way (for instance, considering the introduction of two equal rooflights or reducing the size of the proposed rooflight to make it similar to the sun tube. This could be discussed in liaison with your conservation advisers, who will also be able to advise you of any necessary conditions.

We do not object to the application, but suggest that the local authority explores with the applicant alternative options for the proposed arrangement and subsequently seeks any amendments to address the above concerns. To that end, I ask that you liaise with your conservation advisers for further advice.

Recommendation

We do not object to the application, subject to the above issues being addressed in order for the application to meet the requirements of paragraphs nos. 193 and 194 of the NPPF.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

It is not necessary to consult us on this application. Please, send us a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Rosa Teira Paz

Assistant Inspector of Historic Buildings and Areas





Historic England



37 TANNER ROW YORK YO1 6WP



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

From: [Victoria Franklin](#)
To: [Planning](#)
Subject: Bird and Bat Informatives
Date: 17 January 2020 12:16:38

Hi,

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

NYM/2019/ 0874/LB

Thanks,

Victoria

Victoria Franklin
Graduate Conservation Trainee

North York Moors National Park
The Old Vicarage
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