
From: Building
Sent: 16 March 2020 09:05
To: Helen Webster; Planning
Subject: Downhill Cottage, Robin Hoods Bay - Amended Plans

Thank you for re-consulting on the amended plans which I am pleased to say go a large way to addressing our initial concerns and welcome the proposed amendments to the application; namely the retention of the single glazed windows, use of a Whitby composite to W1. The application does however still proposed replacement windows throughout and therefore I still consider that the suggested conditions mentioned in my previous response are still applicable, particularly the need for a joiners report on the condition of the existing windows in order to justify any whole-sale replacement. Please therefore condition:

1. No work shall commence on the windows until a condition report has been submitted to and approved in writing by the LPA which assess the condition of windows W1, W2, W3 and W5 as indicated on the submitted plans including any evidence of historic glass. All work to these windows shall then be carried out in accordance with the agreed approach.
2. Sectional details of all new windows to be approved.
3. Notwithstanding the submitted details 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 of pointing shall also be provided and approved by the Local Planning Authority.
4. No joints shall be raked out until a sample area which shall be at least 1m x 1m in size has been prepared on site for inspection and approved in writing by the Local Planning Authority. Joints in stonework should be carefully raked out utilising hand tools narrower than the width of the joint to a minimum depth of 1 ½ times the width of the joint or

until sound mortar is reached. Power tools such a drills should not be used. The work shall continue in accordance with the approved sample.

5. No work shall commence on the construction of the floors to the kitchen and living room until cross-sectional details of the proposed floors have been approved in writing by the LPA.