

From: [Building](#)
To: [Helen Webster](#); [Planning](#)
Subject: Downhill Cottage, Robin Hoods Bay - Amended Plans
Date: 16 March 2020 09:05:21

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.

From:
To: [Planning](#)
Subject: Fylingdales Parish Council
Date: 19 March 2020 12:00:55

Good Morning,

NYM/2020/0123/LB - No Objections

NYM/2020/0087/FL - The Parish Council Object to this application. Concerns have been raised over several different areas. Parking at the building is to be 4 spaces, with 5 members of staff this would suggest there would be no parking available for those using the building for recording or any other purpose. The village already struggles without this added strain.

The Council feel that architecturally the proposed design does not fit in with the village.

The Council do not object to the purpose of the building but feel that more information is needed on how the community will be able to utilise the space.

As ever the Councils main priority is the safety of its parish members, several of the home owners from around the property have voiced concern as to how the parking and extra vehicles will possible make it harder for them to use the area safely when exiting their own properties.

NYM/2019/0794/FL - The Parish Council object to the placement of a sauna, concerns were raised for the safety of neighbouring properties.

NYM/2019/0795/LB - No Objection

NYM/2020/0122/FL - The Parish Council object to this application, it would like to see a like for like replacement to retain the character of the property

NYM/2019/0802/FL - The Parish Council has no objections to this application, It would prefer the door to be repaired rather than replaced.

NYM/2020/0140/FL The Parish Council object to this planning application. As previously stated this property is in a conservation area and the Council feel strongly that each property's individuality should be respected. The application would change the street view.

NYM/2020/0139/FL - The Council has no objections to the application although they would like to see the garage tied to the house legally to prevent sale of the properties individually

NYM/2020/0141/LB - The Parish Council has no objections

NYM/2020/0061/LB - The Parish Council has no objections

Kind regards,
Steph Glasby

Clerk to Fylingdales Parish Council

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0795/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: 15 January 2020 11:17:20

Please see email sent 15/01/2020

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: building@northyorkmoors.org.uk

Phone: 01439 772700

Fax: 01439 770691

EMail: building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is Object with comments

Letter ID: 535406

From: [Building](#)
To: [Planning](#); [Helen Webster](#)
Subject: Comments on NYM/2019/0794/FL & NYM/2019/0795/LB
Date: 15 January 2020 11:19:24

Downhill Cottage forms one of a pair of cottages of late 18 century construction which front directly onto New Road in a prominent area of Robin Hood's Bay. It is constructed of high quality herringbone-tooled sandstone with a traditional pantile roof and 28-pane fixed light to the ground floor (left) and 24-pane horizontal sliding sash above. To the right is a traditional 16-pane vertical sliding sash at ground floor with a modern casement above. Internally the building retains few historic features; however it is believed that the plan form remains largely intact. Although the staircase is modern, it is considered to be in an appropriate location within the building and could therefore be in the location of an historic staircase. No inspection has been made at first floor; however the application indicates that a bedroom has been subdivided, probably at the same time the modern window (W4) was installed. The buildings significance lies in its traditional high quality construction and use of traditional materials and its simple plan form. The existence of such small multi-pane windows to the left hand side of the building also contributes significantly to its character and that of the wider architectural character of the Conservation Area.

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.

Downhill Cottage retains many traditional windows to both the front and rear elevations - the only modern window being the first floor right window and this is acknowledged in the application. Overhauling and improving draught seals etc. can provide a substantial improvement and should be the first option. The application does not contain an appraisal of the condition of the existing windows or seek to justify their replacement on the basis of poor condition. On a recent site visit I noticed that some windows undoubtedly needed repair but as a whole they remain characteristic and appropriate for the building. The existing windows could be upgraded by retro-fitting integrated draught seals, and appropriate curtains or by sensitive secondary glazing, measures which can achieve thermal efficiencies comparable to those to be attained by double glazing. I believe that some of the windows if not all would be capable of accommodating secondary glazing without affecting internal reveals, architraves or shutters. Only if repair is not justified (and evidence provided to show this) would we support replacement on a like for like basis. We would however support the replacement of the modern window (W4) as proposed but would require a joiners report to determine the condition of the traditional windows before we can support their replacement.

Double Glazing:

The application also proposes comprehensive replacement of single glazed windows with double glazing. Relevant extracts of the above guidance include: p.53 *"Modern single glazing is normally 4 to 6mm thick, but historic single glazing can be as thin as 2mm. In comparison, slim-profile IGUs at 10-16mm are significantly thicker, and the whole double-glazed unit can be many times heavier than single glazing. The function of IGUs depends on the seals that prevent air and moisture from entering the gap; when these fail, the units will become much less thermally effective and are also likely to fog because of internal condensation. The lifespan of current IGUs is estimated to be between 15 and 25 years."* P.54 *"If used in multi-paned windows, IGUs will generally be less efficient than secondary glazing since even the most efficient units will not*

overcome thermal bridging through the frame and glazing bars. This is particularly an issue when IGUs are added to steel windows. For this reason and for cost effectiveness, many replacement windows are made instead with a single IGU with timber glazing bars or leaded lights applied to the surface. This loss of historic fabric and detailing and change in appearance are likely to reduce the significance of the window and the host building.”

The current windows and their traditional single glazing contribute significantly to the special interest of the building, its integrity and authenticity as a listed building. Consequently, their replacement with new double glazed windows would harm the heritage significance of the listed building as a result of the loss of historic fabric and architectural character, and the incorporation of non-traditional modern double glazing.

The proposed works to the windows would not be in accordance with the statutory requirement to preserve the building or any features of special architectural or historic interest it possesses; nor with Historic England’s guidance which advises that retention of historic material is fundamental to good conservation. The proposed double glazing would be clearly apparent in close and mid-range views of the building in which the black spaces within the units would be evident from the pavement as a shadow between the glazing bars and putty. It therefore does not reproduce the technology of the 18th century date of this listed building. I consider that the use of double glazing would appear incongruous and would detract from the architectural and historic character of the listed building.

With regards to the modern window (W4) Historic England advises that slim IGUs may be considered where new windows are of a more sympathetic design and the net impact on significance will be neutral or positive. However, the other four windows are of traditional construction and appearance and follow a historic pattern and therefore any selective replacement with double glazing would produce a ‘patchwork’ appearance which would undermine the architectural in this instance. I would request that W4 is fitted with single glazing to maintain the homogenous appearance of the building.

With regards to W1, I note that the opening has been enlarged however this was carried out some years ago as it appears to be the same in a photo taken in the 1930’s (see photo below). The use of multiple small panes matches the horizontal sliding sash at first floor and is a particular characteristic of this building. As such I do have concerns with its loss and alteration to a pair of formal vertical sliding sashes with a central mullion. Although vertical sashes are characteristic of the area they are only evident in original openings and as such, a pair of sashes in a single opening is not characteristic. Therefore in this instance and given the historic alteration of this window proportion I consider a traditional Whitby composite window would be more appropriate thereby retaining the characteristic window pane arrangement which characterises this building.



Pointing:

We whole heartedly support the repointing of this building with a traditional lime mortar mix. The building has been repointed in places using what appears to be a rich cement based mortar which will be harming the fabric of the stonework. Such work would be eligible for a grant. If the applicant is interested in this please ask him to contact the Building Conservation team.

Kitchen and Lounge floors:

Both floors retain no historic value and therefore in this instance we have no objection to the use of concrete particularly when used alongside a timber suspended floor. What is important however is that any concrete should not abut the traditional stone walls (outer and internal) as this is likely to push moisture into the walls and could over time cause harm to the buildings fabric.

Rear extension:

No objections to the principle of a rear extension however I am concerned with the use of a concrete finish to the rear retaining wall and the build-up of moisture. I would suggest that it would perhaps be a better option to build a new wall, leaving a small gap for moisture to evaporate and ensure any surface water can drain into the existing gully.

Other comments:

- **Could consideration be given to relocation of the gas pipe (?) internally as this would appear to represent an ideal time to carry out this work? I cannot find any application for this addition and therefore is unauthorised.**
- **In addition, while I appreciate the door is not proposed to be replaced; the use of a traditional 4-panel door or traditional boarded door would be an enhancement. This could also be grant eligible should the applicant be interested in this.**

Conclusions:

If the applicant would agree to amendments requested above, namely a) use a Whitby composite to W1, b) agree to remove the double glazing from the application and c) erection of an independent wall to the proposed utility (rather than tanking the existing retaining wall), I think sufficient conditions could be added in order to approve these applications. If that is the case, please 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. 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 as 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.
6. Details of any covering or finish to the rear wall of the building (which will become the internal wall of the proposed utility room) shall be agreed in writing by the LPA. Any covering or finish shall then be installed in accordance with the approved details.

From: [Victoria Franklin](#)
To: [Planning](#)
Subject: Bird and bat informatives
Date: 06 December 2019 10:31:26

Hello,

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

NYM/2019/ 0740/FL
0796/FL
0795/LB

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

NYM/2019/ 0795/LB
0796/FL

Thank you,

Victoria Franklin
Graduate Conservation Trainee

North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
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Tel: 01439772700
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