

From: [Kelsey Blain](#)
To: [Planning](#)
Subject: FW: 9 The Esplanade, Robin Hoods Bay, - NYM/2020/0141/LB
Date: 31 March 2020 14:57:49

Please upload as Consultation Response - Public

Application: NYM/2020/0141/LB

Many thanks

Kelsey

-----Original Message-----

From: Building
Sent: 31 March 2020 14:51
To: Kelsey Blain
Subject: RE: 9 The Esplanade, Robin Hoods Bay, - NYM/2020/0141/LB

Thank you for providing details of the staircase which is to be replicated. The details are acceptable.

From: [Building](#)
To: [Planning](#); [Kelsey Blain](#)
Subject: 9 Esplanade, Robin Hood's Bay NYM/2020/0141/LB
Date: 24 March 2020 11:10:46

Building conservation comments: Support

9 The Esplanade is located in a terrace of 10 properties, all of which are Listed. The building also lies within the Robin Hood's Bay Conservation Area (itself a designated heritage asset). The property is of early-mid 19 century English garden wall brick construction with a Welsh slate roof with white rendered elevation to the rear but exposed brick to the front. The property has its original 16 pane sashes to the front (as mentioned in the list description) with traditional 6-panel door and traditional windows to the rear. Internally the building retains many historic features including the entrance porch to both front and rear entrances, historic doors, and also historic panelling to the upper floors. There has however been some unsympathetic alterations carried out, namely the introduction of a damp proof membrane, replacement floors and replacement staircase.

Despite these alterations, the building retains a substantial amount of historical significance from its traditional construction, modest form and traditional detailing and its architectural style. The property also has aesthetic value for its layout and sense of proportion of the internal rooms where they follow the original floor plan. As such the property retains its special architectural and historic interest and makes a positive contribution to the wider Conservation Area.

As explained in the application, works to address the failed damp proofing treatments had commenced on the (misguided) understanding that as the work didn't require LBC. Once informed that the work did require consent, work ceased.

At the time of the site visit, it was clearly evident that there was significant damp issues to the lower rear room with staining of the newly laid floor. Because this room backs into the hillside, damp will be a continuous issue and therefore the solution is how to deal with it in the most effective way, rather than to try and stop the damp completely. The removal of the ineffective damp proof membrane and installation of a sump pump system is considered to provide a more effective treatment in this instance causing less harm to the fabric of the building than the membrane, which will have been pushing moisture elsewhere within the building as evidenced by the extensive rot to the staircase and timber floors. The existing sub base to the room installed by the owner was shown to be porous and therefore the installation of a timber suspended floor above this will help to reinstate some of the lost historic fabric and character of the dwelling. The reinstatement of the staircase on a like for like basis but using a more traditional pine will also be an enhancement.

Overall the removal of the concrete floors and membranes, which have clearly been causing significant harm to the building, and their replacement with more sympathetic and breathable materials and the reinstatement of the staircase in a traditional pine, rather than MDF will enhance the significance of this listed building.

Given the nature of the work, most of the detail is included in the Heritage Statement, but please condition:

- Development to be carried out in strict accordance with the information submitted.

- Details of the staircase to be reinstated (photos would suffice, otherwise drawings – the photo provided in the HS doesn't show the staircase in full).

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

Good Morning,

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

Kind regards,
Steph Glasby

Clerk to Fylingdales Parish Council