

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0803/LB - Case Officer Miss Kelsey Blain - Received from Fylingdales and Hawsker Parish Councils at c/o Ms Stephanie Glasby, Gilders Holme , Raw, North Yorkshire , YO22 4PP, Via Email:
Date: 13 April 2020 16:51:47

The Parish Council has no objections to this application, it would prefer the door to be repaired rather than replaced

Comments made by Fylingdales and Hawsker Parish Councils of c/o Ms Stephanie Glasby
Gilders Holme
Raw
North Yorkshire
YO22 4PP

Preferred Method of Contact is: Email

Comment Type is No objections but comments
Letter ID: 540231

From: [Building](#)
To: [Planning](#); [Kelsey Blain](#)
Subject: Kent House, 9 Bloomswell, RHB - 2019/0803/LB
Date: 24 March 2020 11:59:26

Building conservation comments: No objections but amendments requested

9 Bloomswell is located in a terrace of nine properties, all of which are Listed. The building also lies within the Robin Hood's Bay Conservation Area (itself a designated heritage asset) which is subject to an Article 4 Direction which removes domestic PD rights for certain alterations. This Direction has been in place since 2006.

9 Bloomswell is of early-mid 19 century brick construction with a pantile roof with white rendered elevations (as is the remainder of the terrace). The property has undergone some alteration with the addition of Victorian 2 pane sash windows to the ground and first floor, probably replacing original windows were of 16-pane sashes. Whilst these windows are not original to the building, they are high quality sashes which contribute to the history and significance of the building. The door is the original 3 fancy panel door as stated in the list description with its original door surround/canopy.

The significance of the property derives from its traditional construction, modest form and traditional detailing and its architectural style when read with the remainder of the terrace. 9 Bloomswell 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. A key component of the Robin Hood's Bay Conservation Area is the wide variety of traditional window types, wrought iron work, and traditional timber panelled doors, many with little wooden canopies with brass or iron door knockers and cumulatively these contribute significantly to the wider character of the Area.

Second floor window:

The replacement of the top floor bedroom window was discussed at pre-app stage and given its modern top opening construction it is not considered to contribute to the special architectural or historic interest of the building. Its replacement therefore with a traditional window would be supported. Such an approach is in line with Historic England guidance "Traditional Windows, Their Care, Repair and Upgrading" revised in 2017 which represents the most up to date guidance endorsed by the Government on the subject of window replacement in buildings with heritage interest.

I appreciate that the window style proposed is a 2 pane Victorian sash window to match the remainder of the property, however it is considered that the opening would be better suited to a horizontal sliding sash. Whilst the neighbouring property (no.8) has a multipane sash in the same window, this opening has been raised which has altered its proportions. Furthermore, the list description indicates the use of Yorkshire lights to the second floors of this terrace and as such their use in no.9 is considered appropriate.

Double Glazing: The application also proposes the use of 4/6/4 or 4/8/4 (details not clear) double glazed unit. 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, pg.63 of the guidance advises that “where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows”. As the other two windows are of traditional single glazed construction and appearance and follow a historic pattern, it is considered that any selective replacement with double glazing would produce a ‘patchwork’ appearance which would undermine the architectural in this instance (as advised at pre-app).

Ground floor cupboard: The partitioning off of the small area to the side of the staircase is considered acceptable as at present the floor plan is not historic. I would recommend that the partition is constructed of vertical timber boards in order to replicate the historic form of room subdivision. This can then be painted or wallpapered to match the décor of the room. From the site visit, it was felt that the staircase wall was modern however in order to confirm this, please could the chipboard be removed to see what it underneath? This could be carried out in advance of determining the applications, or could be conditioned.

Bannister: From the site inspection it was clear that the current boarding is modern (hollow in the middle with modern bannister) and as such its replacement with spindles to match the historic spindles elsewhere in the property is not considered to harm the significance of the building in this instance.

Front and rear doors: The front door is historic and therefore, in accordance with Historic England advice, a repair approach should be the first option. I however understand that the application has been amended to omit replacement of the front door and therefore support this approach. The rear door however appears to be more modern by the use of regular narrow boards in a frame. Its replacement with a like for like is acceptable.

Porch: Support the reinstatement of the internal porch as these are a traditional feature of the terrace and are also found in many other properties in Robin Hoods Bay. From the information we hold it would appear that the porch must have been removed some time ago, possibly pre-listing. We can provide photos of other porches in the locality for use to reproduce the details but we should condition constructional details for approval.

Conclusion:

No objection to the principle of replacement of the second floor window but the details proposed are not acceptable for this Listed Building. Please request that the application is amended to show a Yorkshire horizontal sliding sash incorporating single glazing to maintain the homogenous appearance of the building. Traditional weight bearing glazing bars (one central horizontal bar to match no.7) is considered appropriate in this instance. Please use no.7 as an example to match.

Conditions:

- 1. No work shall commence on the installation of the new internal wall hereby approved until full details of all proposed linings, including materials, method of construction and sectional details shall be submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.**
- 2. No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details**

and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

- 3. No work shall commence on the construction of the internal porch hereby approved until full details have been submitted to the LPA showing the appearance and construction of the porch. The work shall then be carried out in accordance with the approved details.**