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**From:** Clair Shields  
**Sent:** 05 May 2020 12:40  
**To:** Helen Webster  
**Subject:** RE: NYM/2020/0173/FL NYM/2020/0175/LB Rose Cottage Fylingthorpe E11361- nymnp site notice 29-04-20

Please condition:

- **Windows and Doors details of construction:** 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.
- **Materials - sample panel of materials:** No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
- **Pointing:** 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. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- **Details of the proposed internal treatment to the original rear wall of the main house to be submitted and approved in writing by the LPA.**

Thanks,

**From:** [g](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0173/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 08 April 2020 14:42:44

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Rose Cottage is a politely-designed village house dating from the late eighteenth century of significant architectural quality, exemplified in its fine herringbone tooled sandstone construction, symmetrical 4-windowed front elevation, use of vertical sash windows and finely-detailed front door set design. It largely retains its historic floorplan except for the addition of two lean-to extensions to the rear in the latter half of the twentieth century. These are of modest size and well-proportioned in relation to the host building. The building is very attractively-situated on the corner of Thorpe Green Bank and Middlewood Lane, meaning that all elevations are visible within the streetscape - particularly due to its elevation above the road level, and surrounded by a handsome stone boundary wall. It possesses strong architectural interest (aesthetic heritage values) due to its design, form and materials; and historical interest (historical illustrative values) as a well-preserved example of a small polite Georgian house within Fylingthorpe.

This scheme is a resubmission following the withdrawal of an earlier proposal and subsequent pre-app discussions. It is considered that this revised scheme goes some way to address the concerns raised previously, namely; by reduction in the size of the extension by not extending beyond the western elevation of the host building which creates a space more in keeping with those of the original building; improved fenestration detailing; and omission of the gable window. The scheme does however extend beyond the north wall but with the use of a steeper pitch to the roofline, it is considered to be more traditional in its form.

I note that it is proposed to use slim line double glazing to the new windows. As these are to the new extension I would have no objection in this instance, however the proposed window detailing must be of high quality and as such we will require sectional details. I am not clear on what these new windows will be – i.e. casement or sashes (unless I have missed this – please let me know) and as such I feel these details should be clarified before granting approval, otherwise conditioned.

With regards to the rooflight, this will introduce a third rooflight to the rear elevation. Concerns were raised at pre-app as the location of this additional rooflight is to be on the most prominent section of the rear roofslope and is only to serve a landing area, not a habitable room. As such I maintain that there is no justification for this addition which will cause some harm to the character and appearance of this listed building and the wider Conservation Area. I appreciate that there are already two rooflights and therefore if officers are minded to allow this, then I would suggest that it be one of the smaller rooflights available, such as a CR6-1 or CR7-2 (or equivalent). ACS

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

of Contact is: Post

Comment Type is Comment  
Letter ID: 541088

**From:**  
**To:** [Planning](#)  
**Subject:** Application number NYM/2020/0173/FL  
**Date:** 31 March 2020 12:36:53

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Good afternoon,

Fylingdales Parish Council have no objections to planning application  
NYM/2020/0173/FL.

Kind regards,  
Steph Glasby

Clerk to Fylingdales Parish Council

**From:** [Victoria Franklin](#)  
**To:** [Planning](#)  
**Subject:** Bird and bat informatives  
**Date:** 26 March 2020 12:41:28

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Hi,

If the following application is approved please can a bat informative be included in the decision notice.

NYM/2020/ 0173/FL

Thanks,  
Victoria

Victoria Franklin  
Graduate Conservation Trainee

North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP