

From:
To: [Planning](#)
Subject: Hannahs Garth, 1 Grant Close, Osmotherley
Date: 19 June 2020 15:38:51

Hi

The PC met last night and the revised planning application was discussed for the above property.

The PC strongly **Objects** to the proposal along the following lines

- The proposed dwelling is still too massive and is out of scale and character with the adjoining cottages and with the Conservation Area , and conflicts with the PC's Design Guide.
- The Pc would prefer to see the renovation of the property in a manner sympathetic with our design principles and the Conservation Area.

We welcome revised plans reducing the size of the development to a much more reasonable size, together with plans that clearly show the proposed development superimposed over the existing property.

Regards

John

John Robinson
Clerk to the Council
Osmotherley Area Parish Council



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From:

Cc: [Planning](#)

Subject: NYM/2020/0268/FL - Hannah"s Garth, Osmotherley

Date: 29 May 2020 13:03:16

Dear Hilary

If the application is approved, bat and bird informatives should be included with the decision notice. I would also like to condition if possible that the hedged boundaries are retained to provide ongoing wildlife habitat and connections through the site.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0268/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 26 May 2020 09:29:47

Hannah's Garth, 1 Grant Close, Osmotherley

The existing dwelling is a large modern house dating from the late 1950s. Although of sandstone construction and traditional proportions, the building is very evidently of its time and makes only a neutral contribution to the architectural character of the conservation area. The principle of demolition does not raise any conservation issues. However, the site is elevated, visible in distant views of the village and within the conservation area, and therefore any replacement would need to be of appropriate scale and of high a quality of design and materials.

As the application states, comments on the scheme proposed has been sought through pre-application and this scheme represents a much altered proposition than was originally put to us.

The reorientation of the dwelling east-west and slight repositioning to align with the building line of the neighbouring property of 7 Grant Close will help to reinforce the linear development form of the village, rather than following the angled position of the current dwelling which is particularly uncharacteristic of Osmotherley. The scheme has been amended since pre-app discussions to show a much simple linear dwelling with rear extension which is a traditional form of development. From the pre-app discussions it was clear that the use of PV panels was essential and therefore the use of a grey slate roof covering is considered acceptable in this instance to minimise the visual impact of the panels. Slate is a traditional roof covering within the village.

With regards to the design of the dwelling, a traditional coursed rubble local sandstone is being proposed with stone detailing and while the local vernacular is to have a greater stone to window ratio, it was considered that if a more appropriate scale, form and massing could be achieved then I could be minded to accept a more contemporary approach to such detailing. It was suggested that if a more vernacular approach to the rear elevation (facing Grant Close) was adopted, then a more modern fenestration could be acceptable to the southern elevation. It was suggested that a detailed design statement or illustrative drawings be submitted before accepting this approach which doesn't appear to have been submitted. In addition to this, please could contextual drawings also be submitted to show how the proposed dwelling would be seen within the context of the streetscene? This plan don't need to be overly detailed, but more to show the form, massing and height of the building in the context of other properties along Grants Close.

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

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 543238

From:
To: [Planning](#)
Subject: I Hannah's Garth, Grant Close, Osmotherley NYM/2020/0268/FL
Date: 22 May 2020 12:27:26

Hi

The meeting of the Parish Council took place last night and the above was considered.

The council would like to express its concern over the size and scale of the development is excessive and would dwarf properties in the vicinity.

We therefore **Object** to this development as it stands.

Regards

John

John Robinson
Clerk to the Council
Osmotherley Area Parish Council
07801591566



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From:
To: [Planning](#)
Subject: Hannah's Garth, 1 Grant Close, Osmotherley
Date: 12 May 2020 14:19:48

Hi Wendy

I wonder if we could have an extension for comments on this one please?

Our meeting is on the 21st and I'd be grateful if you could give me a couple of days after this to make comments.

As you might have gleaned it's causing a little consternation amongst a few!

Regards

John

John Robinson
Clerk to Osmotherley Area Parish Council

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2020/0268/FL**

Proposed Development: Application for demolition of existing dwelling and construction of replacement open market dwelling

Location: Hannah's Garth, 1 Grant Close, Osmotherley

Applicant: Ms Helen Almond

CH Ref: **Case Officer:** Tony Lewis

Area Ref: 2/113/334 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 7 May 2020

FAO: Hilary Saunders **Copies to:**

The Local Highway Authority recommends that the following condition is attached to any permission granted:

MHC-10 Parking for Dwellings

No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2020/0268/FL

Signed:

Tony Lewis

For Corporate Director for Business and Environmental Services

Issued by:

Thirsk Highways Office
Thirsk Industrial Estate
York Road
Thirsk
North Yorkshire
YO7 3BX

e-mail: _____

MEMORANDUM

From: Environmental Health
To:
Cc: This Matter Is Being Dealt With By: Mrs H Saunders
Date: 27 April 2020
Planning Consultation reference: NYM/2020/0268/FL, Hannah's Garth,1 Grant Close, Osmotherley
Service request reference: 20/01109/PLANNP
Subject: **Planning consultation response:** Hannah's Garth, 1 Grant Close, Osmotherley

Memorandum in reply from: Residential Services

This service has considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact. Therefore the Environmental Health Service has no objections.

Lauren Reed
Environmental Health Officer

Environmental Health Service
Hambleton District Council

Website: www.hambleton.gov.uk