

From:
To: [Planning](#)
Subject: Re: NYM/2020/0584/NEW
Date: 21 August 2020 14:51:00
Attachments: [OS PLAN.pdf](#)

Dear Sirs

Thank you for your letter.

The original OS plan of the whole village is attached.

I have submitted a Heritage Statement which includes all the information which you may require on a Design Statement.

Please note that the application is for repairs to a listed building (which may not even need permission) and no alterations are proposed.

Ian Harrison



On 21/08/2020 12:18, planning@northyorkmoors.org.uk wrote:

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Old Vicarage, Bondgate, Helmsley, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Authority reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept

HERITAGE STATEMENT

Project: Seacroft

The Square, Robin Hood's Bay

NYMNP

13/08/2020

Client: Mr I Harrison

Our Ref: NYM/ 1169

Date: August 2020

1. Introduction

This Heritage Statement has been produced in relation to an application for Listed Building Consent for re-roofing and stone repairs to the existing Grade II listed property at Seacroft, The Square, Robin Hood's Bay.

The purpose of this statement is to demonstrate that consideration has been given to the impact of the proposed work to the fabric of the listed building, the significance of the nearby heritage assets and the impact of the proposed work on the overall character and appearance of the surrounding area.

2. Site Location

The property is located within the Conservation Area to the rear of The Square in the lower village.

3. History and Context

The building is constructed in stone and is two storeys high with a basement and attic in addition.

The title deeds suggest that it was built around 1730 but the listing description states early 19th Century.

The deeds also indicate that its construction was jointly funded by the 2 adjacent properties known as Rokeby House and the Mariner's Tavern, which would explain its unusual juxtaposition in front of the two properties and The Square.

Like many other properties in the old village it is only accessed via the network of narrow alleyways.

Listing Description

Listing NGR: NZ9526605042

Early 19th C - Grade II – first listed 06 Oct 1969

Neat herringbone-tooled coursed sandstone, pantile roof, brick chimney.

Main front facing south, 2 storeys, 2 windows, slightly irregular.

Central 6 panel door in doorcase of reeded plaster, frieze and bracketed open pediment holding beaded panel; top door panels glazed.

On both floors a 16-pane sash to left and a 12-pane sash to right in wood architraves with slightly projecting stone cills.

Re-built left end chimney.

4. Legislation

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act.66 (1)).

The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the

weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the evidential, historical, aesthetic and communal values which relate to the area to enable an informed assessment of a proposal for change.

NYM Strategic Policy 1 and ENV11 (2020) requires all development proposals that affect a heritage asset to be accompanied by a proportionate assessment of the significance of those parts of the asset that would be directly or indirectly affected by the proposal, together with an assessment of the impact of the proposal upon that significance. Development proposals affecting a designated heritage asset will be permitted providing they conserve or enhance its significance.

5. Impact on significance

Significance is the concept which underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

Historical value

The building retains many original features including the sash windows and door casing.

The historical value of the building is its association with the history of the village and its setting within the village layout.

Aesthetic value

The front elevation is well proportioned and quite formal in appearance in contrast to many of the surrounding properties.

6. Conclusions

The proposal will not be harmful to the setting of the Conservation Area.

The proposed works will not adversely affect the character and appearance of the listed building.

The proposed works have been informed through analysis of the significance of the heritage asset and will have minimal impact upon its character.

The proposed works do not remove evidential value and they are considered to preserve the character of the heritage asset. The proposal does not amount to 'less than substantial harm' and accord with national and local policy.







SPECIFICATIONS, METHOD STATEMENTS

August 2020

Re-roofing and stone repairs
Seacroft, The Square, Robin Hoods Bay

Contents

1. Stone repairs
2. Re-pointing

NYMNPA

13/08/2020

1. Stone repairs

Carefully cut out defective areas of stone to minimum depth of 100mm (or depth to match width/height if less), to vertical and horizontal joints, square to the face and with sharp arrises. Use light hand tools or, with prior approval, disc cutters to minimise vibration.

Cut new stone sawn square to provide a joint to match existing, worked and finished to conform with existing detail.

Replacement stone to have a rock faced surface to match existing stonework and all tooling should match the existing herringbone pattern.

Fix stone in position with minimum 5mm diameter stainless steel threaded pins secured with epoxy resin, taking care to avoid getting resin on adjacent surfaces.

Point up with lime mortar finishes flush with face.

Mortar colour to match stone as closely as possible.

In warm dry weather keep areas of work damp for minimum 4 hours before pointing and 3 days after.

Workmanship to comply with relevant clauses BS EN 1996, parts 1-3; 2005 & 2006, and PD 6697:2010.

2. Re-pointing

Carefully hack out existing mortar to a minimum depth of 3x joint thickness or as deep as possible where the face stonework forms an outer leaf with a cavity behind. Ensure that all cement mortar and crumbling mortar is removed. Wet the joints and re-point in lime mortar*, well packed into joint and finished to face of stone directing water away from joints. Joints wider than 12mm should be pinned with compatible matching masonry or clay tile pushed well into joint and covered from face. After initial set has taken place, brush joints with a churn brush to expose the aggregate. Protect pointing from cold/sun/wind/rain until fully set.

***Lime mortar to be 1:3 St Astier lime: course grit sand from approved local source (possibly Marfield). Generally use NHL 3.5 lime and for ridges and copings use NHL5.**

COMPONENT MATERIALS FOR LIME:SAND PLASTER MORTARS:

Nonhydraulic ready prepared lime putty: Slaked directly from CL90 (high calcium) quicklime to BS EN 459-1.

Natural hydraulic lime (NHL): To BS EN 459-1.

Sand: To BS EN 13139; grading to approval.