

Caroline Bell

From:
Sent: 04 September 2020 16:44
To: Kelsey Blain
Cc: Planning
Subject: FW: Seabrae, Robin Hoods Bay - NYM/2020/0371/FL and 0375/LB - 1 of 3
Attachments: Seabrae planning application reply to NYMNPA letter 18 June 2020.docx; Conservation rooflight bathroom Velux.JPG

Follow Up Flag: Follow up
Flag Status: Completed

Dear Kelsey – I hope you are well.

It was just a quick progress update on the above application if I may please to see whether you'd had any success in finding out anything on the footpath issue or that the findings may well be inconclusive as we have found during ours. The applicant is now desperate for a decision to be reached for both of the applications at Sea Brae if at all possible as they are wanting the development to press ahead before the winter sets in.

There are one or two things that they, the applicant(s) wish to put forward based on a recent inspection onto the roofscape of the property/Esplanade to ask/be conditioned if at all possible:

- A final document containing more information from the client about the proposed works and methods of construction which may save conditions being added to the consent due to them wanting to press ahead.
- If the bathroom rooflight can be replaced on an exact like for like basis i.e. low profile Velux GVA – 09 AX 02D – still available to buy – see photographs of existing attached in 1 of 3 emails.
- Similarly, if the applicant can retain a fixed window over the landing and match the manufacturer to the bathroom rooflight (Velux) for some consistency and planning gain i.e. non opening Velux window. On inspection the 2 no. rooflights are not visible in the wider streetscene due to them being hidden in a central valley.

If you require anything further from ourselves please don't hesitate to contact me.

Kind regards

Cheryl Ward

Cheryl Ward Planning
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Seabrae planning application – letter from NYMNPA – dated 18 June 2020

Responses to the 10 points raised :

Please note – in general local skilled tradesmen will be used who have local knowledge of requirements of the NYMNPA and the suitable materials and methods appropriate for this Grade 2 listed property.

1. Painting of external joinery – exterior egg shell finish :
 - a. Windows and frames – Farrow and Ball All White no. 2005
 - b. Door frames - Farrow and Ball Stony Ground no. 211
 - c. Doors – Farrow and Ball Stony Ground no. 211
 - d. Fence and gate – natural finish dark wood stained/preserved
2. New doors and windows – detailed construction to be provided when supplier has been agreed
 - a. Windows – hard wood, sliding sash, 6 panel Georgian style with slim double glazing, (as adjacent properties at the rear of the building)
 - b. Front door replacement – wooden 6 panel Georgian style as no. 9 next door
 - c. Rear lower replacement door – bespoke timber tongue and grooved door to replicate the current door
3. Internal joinery removal, changing and painting – noted
4. Trickle vents not to be used – noted
5. External faces of windows set in reveals – noted
6. External pointing – noted
7. New or replacement plasterwork – noted
 - a. Majority of walls will only be repaired where necessary
 - b. Ground Floor lounge is the only exception – 2 walls are currently covered in Hardboard which is badly bowed. One wall appears to cover original vertical wood panelling, the hardboard is nailed on and would be removed, if the whole wall is wood panelling, this will be repaired and preserved then left uncovered. The second Hardboard covered wall is believed to cover a traditional plaster wall. The hardboard is nailed on to a wooden frame, both would be removed and the wall repaired back to a plaster finish.
8. Rooflights – conservation style to be approved first – details to be provided when supplier has been agreed
9. Fireplaces – method statement for the opening up of 2 fireplaces
 - a. Kitchen fireplace – currently no fireplace or fire surround exists, it has been closed in with modern brick, cement covered and plastered. Sections of plaster have come away due to damp. The original opening can be estimated, plaster, cement and modern brick will be carefully removed to expose the original lintel and fireplace opening – final design will be submitted based on findings.
 - b. First floor rear sitting room fireplace – currently a wooden surround, imitation brick facing with the centre fireplace filled and plastered over so no opening exists. The investigation will carefully remove the imitation bricks and the central plastered section to expose the original fire opening, the wooden surround will remain. Final design to return to a working fireplace will be submitted on completion of the investigation.
 - c. Other current fireplaces are staying as is

10. Ceilings – method statement – the only ceiling being removed is in the kitchen, this is currently softboard with heavy water damage and has partially separated. It is currently nailed on to the ceiling joists with a rough timber internal frame, removal of nails will allow boards to be removed to expose the beams, wiring and plumbing. Preferably beams will be left exposed with sections between beams infilled to cover wiring and pipework. Details to be advised and agreed after investigation.

NYMIPA

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