

From:
To: [Planning; Megan O'Mara](#)
Subject: Comments on NYM/2020/0440/FL
Date: 17 September 2020 18:08:16

Carlton grange was originally three terrace cottages (evidenced by historic mapping) which are now amalgamated together. Although larger in scale they for the most part retain the character of a row of terraces. The materials and detailing are sympathetic to the age of the building and as a whole the site makes a strong positive contribution to the conservation area.

The rear of the property has a number of extensions over time, some of which are executed better than others, namely the projecting 2 storey gable. As these have been focused at one end of the buildings the original rear of the buildings is still visible and appreciated.

The proposals include for a second projecting 2 storey gable extension to mirror the historic extension and a ground floor flat roof modernist extension. It is clear that some design thought has been put into these proposals but I do have a number of concerns which I will outline below.

1. The overdevelopment of the site - from what was originally a linear row of three cottages to a double depth property.
2. The property is already a rather substantial 4 bedroom property that is suitable for family life.
3. The pattern of fenestration of the rear first floor level is at odds with the attempt to replicate traditional materials and detailing at this level.
4. The amount of rooflights is not in keeping with a historic property.
5. Most importantly is the loss of the appreciation of the rear wall for the most part. The impact of this is that the original extant of the property becomes lost in the later developments.

The projecting two storey extension is executed rather well in some matters, such as materials, and water tableling, but the balcony is at odds with the traditional character. I would be better able to support this if it reused the existing window or replicated that pattern and omitted the rooflight to the north. The double sash window to the rear is a feature of the village being present in a number of properties historically. Its replication would help to reinforce the distinctive qualities of the conservation area and allow the development to sit better within it. The flat roof extension at first floor level is the final cumulative impact that undermines rear elevation and it's appreciation of the original depth of the buildings. I would suggest this was omitted. As a compromise I wonder if the applicant would be minded to locate their sitting area to this section instead and have a glass box type of extension to this area which would allow the rear wall to be appreciated and the allow for the views that they are trying to achieve with the balcony. It would also allow for the retention of the 1st floor hallway window and allow for natural light into this area and negate the need for the proposed rooflight. These amendments would still achieve the same square footage and spaces but simply require a rearrangement of the spaces. Given that the master bedroom has a proposed sitting area, ensuite and dressing room attached it seems perfectly reasonable and possible to rearrange this and achieve their aims but reduce the impact on the property and conservation area.

The ground floor extension is not the best example of this type of development I have seen but given the existing ground floor extensions I raise no objection to this.

It is clear that a great deal of thought has gone into the proposals and in design terms the proposals are mostly attractive. However, to almost completely cover the rear elevation would significantly detract and dominate the rear form of the original dwelling and therefore be contra to CO17. In heritage terms the proposals are harmful to the building and the contribution it makes to the conservation area as the sense of the original dwelling is lost, although the harm is less than substantial. The NPPF and SPI require that any harm, even less than substantial harm to a designated heritage asset can only be justified by public benefit. The heritage statement submitted is inadequate in assessing the significance of the building and the contribution it makes to the conservation area, furthermore and just as important it offers no public benefit to justify the application. The creation of a third sitting room and dressing room for a bedroom can only be considered private benefits. I therefore object to these proposals. If the applicant were minded to make the small revisions I have suggested then would be better able to support the application.

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0440/FL - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 17 September 2020 17:56:34

Please see email to case officer

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

Preferred Method of Contact is: Post

Comment Type is Object with comments
Letter ID: 550830

From: [Megan O'Mara](#)
To: [Planning](#)
Subject: FW: NYM/2020/0440/FL Carlton Grange
Date: 14 September 2020 10:19:29

From: Tony Lewis [mailto:
Sent: 14 September 2020 10:18
To: Megan O'Mara
Cc: Area2 Thirsk
Subject: RE: NYM/2020/0440/FL Carlton Grange

On Behalf Of Area2 Thirsk

Morning Megan

RE: NYM/2020/0440/FL Carlton Grange

With respect to the application when I visited the site I did think the area was private however after looking at the draft extents of the highway that are available to me which I have included below it does appear that the Parish Council is correct and the area is highway. As such we would not be able to support the introduction of the gate at this location and it should be removed from the application. I can only apologise for this mistake but the status of this area was not obvious on the site.



For a plan showing the extents of the highway at this location you should send your query to Highway Searches - as they hold the definitive records in relation the extent of public maintainable highways.

I hope you find this information useful and I again apologise for my error with this one..

Regards

Tony

Tony Lewis
Project Engineer

From:
To: [Planning; Chris France](#)
Subject: NYM/2020/0440/FL - Additional objection following amended proposals.
Date: 13 September 2020 23:10:01
Attachments: [image001.png](#)

The Parish Council of Carlton in Cleveland very strongly objects to the amended planning application. Aside from the removal of the pedestrian gate the amended plan takes no account of the other numerous concerns raised in our original objection. The points below add further to that original objection.

The proposed gate would prevent access to the field adjoining Far End Cottage. It is the only access. It has been used for at least a hundred years as access to that field. The village farmer uses that field to graze sheep. It is also used by the owner of the field for its maintenance. It is surrounded by trees and hedges that need frequent attention. It would severely affect the village as a whole if its maintenance curtailed or prevented, as well as affecting many properties in the village. We are a rural, working village with a strong farming tradition.

There would be consequential impact that an electric gate would create in terms of additional hazards to the highway resulting from delivery vans/lorries being compelled to reverse on to a section of the highway that has parked vehicles, horse traffic and pedestrians (as no pedestrian path exists).

Installing any sort of gate would hinder access for emergency vehicles to properties either side of the gate and property to the rear of Carlton Grange.

The PC believes that any type of restriction across this roadway would be extremely dangerous, against the neighbourly character of the village and cause very considerable inconvenience and nuisance to other residents.

The PC has had a considerable number of representations from parishioners who feel very strongly against this application for gates. It is one of the strongest levels of objection to a planning application in the PC's recent history and the PC strongly urges the planning authority to reject any application for obstructing the access in this narrow road.

We believe that this is a highway (see map below) and that the land on which the gate is proposed does not belong to the applicant and that he does not have a right to block the access in any way.



Kind regards

Carlton in Cleveland Parish Council

From: Parish Clerk

Sent: 10 August 2020 21:21

To: planning

Subject: Re: NYM/2020/0440/FL

Good evening I have attempted to access the portal but my login wouldn't work and the forgotten password link was not active. Please can you confirm receipt of this objection.

The Parish Council unanimously objects strongly to the proposed electric gates as they will cause very considerable inconvenience to neighbours living in the vicinity as the narrow roadway in front of the cottages has no facility for vehicles to turn around. Closing off access with these gates will cause congestion and block access to driveways when visiting cars and delivery vehicles halt and then have to reverse out of the road. The gates will also close access to one adjoining property. The driveway gives access to the field on the south side. It is owned by a Carlton resident and rented by the village sheep farmer for grazing. It is therefore in need of 24hr access by a variety of vehicles for maintenance of the land and for emergency access to the livestock.

The Parish Council would also like to raise questions about the following ;

[Objections to the gate and fence](#)

The proposed side door opens directly onto a neighbour's driveway.

Do the proposed electric gates close a vehicular as well as a pedestrian right of way?

Other objections

The proposed aluminium rear windows are not in keeping with the historic nature of the house or many of the neighbouring properties

It is thought that the section of the proposed garage that goes through the existing hedge may be on common land.

Please can you ensure that these matters are addressed as part of the decision making process and that the Parish Council receive a full response.

Kind regards

Angela

Angela Livingstone
Parish Clerk
Carlton Parish Council

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On Thu, 23 Jul 2020 at 11:49, <planning@northyorkmoors.org.uk> wrote:

As you will be aware the North York Moors National Park Authority office is closed. As a result of staff no longer having access to printers and post, regrettably the Authority has had to temporarily suspend neighbour consultation letters. As your Parish/Town Council/Meeting may wish to display the attached site notice in your Parish notice board and/or send to any relevant person locally you consider may be affected by the proposal, we have provided a copy for your usage.

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>

From:
To: [Planning](#)
Subject: Fwd: NYM/2020/0440/FL
Date: 01 September 2020 15:04:06
Attachments: [NYM_2020_0440_FL.pdf](#)

Thank you for this additional information, from which it appears it is no longer proposed to place a gate across the PROW. As previously indicated, we look forward to receiving proposals for safeguarding the safety of walkers while the work is in progress.

Colin Monson
Footpath Secretary, Ramblers' Association

----- Forwarded Message -----

Subject: NYM/2020/0440/FL
Date: Tue, 1 Sep 2020 10:56:05 +0100

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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 via email at planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.



North York Moors
National Park

From:

Subject: Comments on NYM/2020/0440/FL - Case Officer Miss Megan O'Mara - Received from Simon Bassindale - Ranger West at NYMNPA,

Date: 01 September 2020 15:43:12

Please maintain public access to Public Footpath 402025 during construction operations.

Comments made by Simon Bassindale - Ranger West of NYMNPA

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 550831

From: Parish Clerk
Sent: 10 August 2020 21:21
To: Planning
Subject: Re: NYM/2020/0440/FL

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It is thought that the section of the proposed garage that goes through the existing hedge may be on common land.

Please can you ensure that these matters are addressed as part of the decision making process and that the Parish Council receive a full response.

Kind regards

Angela Livingstone
Parish Clerk
Carlton Parish Council

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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

From:

Subject: Comments on NYM/2020/0440/FL - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 11 August 2020 14:48:03

Please re-consult following site visit

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

Preferred Method of Contact is: Post

Comment Type is Holding Response
Letter ID: 548469

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2020/0440/FL**

Proposed Development: Alterations and construction of single and two storey extensions following demolition of existing extensions and summerhouse, erection of replacement garden footbridge, construction of replacement detached garage and erection of electric gate

Location: Carlton Grange, Carlton in Cleveland

Applicant: Mr Andrew Port

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

Area Ref: 2/23/206 **Tel:**

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

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

FAO: Megan O'Mara **Copies to:**

There are no local highway authority objections to the proposals.

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:

From:
To: [Planning](#)
Subject: NYM/2020/0440/FL Carlton Grange, Carlton in Cleveland
Date: 07 August 2020 16:34:14

NYM/2020/0440/FL Carlton Grange, Carlton in Cleveland

From the aerial photographs it appears that there are several trees that may be influenced by the new garage and revised hard surfacing. Also the construction of the new footbridge may require works within the RPA's of trees to the east of the beck.

Can we ask the applicant to look into this and provide if needed; a tree survey and arboricultural impact assessment.

Mark Antcliff
7 August 2020

From:
To: [Megan O'Mara](#)
Cc: [Planning](#)
Subject: NYM/2020/0440/FL - Carlton Grange, Carlton in Cleveland
Date: 07 August 2020 17:00:40

Dear Megan

This application includes the apparent construction of a new garage, path and extension to gravel drive right to the very edge of the bank of the Alum Beck which runs under the iron bridge to be replaced. The banking appears to slope relatively steeply down to the beck, which from photos provided is lushly covered in vegetation at present. No information is provided as to how the gravel is to be retained, and the most immediate risk is surface gravel and oil, brake dust, fuel or cleaning fluids from the cars parked on the drive being washed into the beck itself during rainfall events, which could be detrimental to the aquatic environment. It would be useful to see details of how the risk of such contamination is to be prevented so that we can be satisfied that the development will not pose such a risk.

Given the proximity of the proposed works to the beck, it would also be appropriate for a Construction Environmental Management Plan to be produced detailing how works will be carried out in a way that poses minimal risk to the aquatic environment. This could be secured under a condition worded along the lines of the following:

Before the commencement of any works being undertaken on the drive, garage (including demolition of the existing), pathway or bridge, a Construction Environmental Management Plan is to be produced and approved in writing by the Authority. All works to the drive, garage, pathway and bridge must be carried out in accordance with the recommendations/directions of the CEMP plan so approved.

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: Bird and Bat Informatives 20.07.2020- 26.07.2020
Date: 31 July 2020 15:29:27

Hi,

If the following application is approved please can both a bat and bird informative be included within the decision notice

NYM/2020/ 0440/FL – Carlton House

Thanks,

Victoria Franklin
Graduate Conservation Trainee

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

From:
To: [Planning](#)
Subject: Re: NYM/2020/0440/FL Carlton Grange, Carlton in Cleveland
Date: 03 August 2020 13:59:35

Thank you for the opportunity to comment on this proposal on behalf of the Ramblers' Association.

The applicant has not indicated that a gate is needed on the footpath for agricultural reasons (s.147 of the Highways Act 1980) and, therefore, a gate would present an unlawful obstruction of the right of way under common law. We object to the proposal for a gate, and would expect a gap of at least 2 metres to be provided to allow free access for wheelchair users.

No steps have been specified to safeguard users of the PROW while work is in progress. Before the application is approved we would expect to see proposals for safeguarding the safety of walkers while the work is in progress.

Colin Monson
Footpath Secretary, Ramblers' Association

On 23/07/2020 11:47, planning@northyorkmoors.org.uk wrote:

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North York Moors
National Park

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0440/FL - Case Officer Miss Megan O'Mara - Received from Simon Bassindale - Ranger West at NYMNPA,
Date: 27 July 2020 14:43:10

S.147 Highways Act 1980 prevents a legal obstruction (in this case a gate) from being erected across a Public Footpath under the circumstances as presented. It may be permissible to leave a 1m gap in lieu of the proposed pedestrian gate on Public Footpath 402025.

Comments made by Simon Bassindale - Ranger West of NYMNPA

Comment Type is Object with comments
Letter ID: 548471