

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0371/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 20 October 2020 16:35:25

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Please see email sent to case officer

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

Comment Type is Comment  
Letter ID: 553596

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0371/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 23 September 2020 12:09:40

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Please see comments for LB application

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: 551425

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0375/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 23 September 2020 12:08:50

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Velux Rooflights are not acceptable on listed buildings or Robin Hoods Bay Conservation Area. They are not sympathetic to traditional buildings due to their bulky appearance and use of non-traditional materials. I am surprised the applicant is asking as it was their agent's suggestion to install metal ones in order to regularise the development. The current rooflights are unauthorised and therefore do not set a precedence or permission so whether they are like for like is irrelevant. I appreciate that metal rooflights are more expensive. If this is prohibitive then an alternative option would be to remove the rooflights and reinstate the roofing material in order to reverse the criminal offence and avoid potential enforcement action.

The stoney ground is pale and from a modern palate of colours and would look out of character and bulky for both the surround at the door. Traditional joinery colours tended to be painted in a deeper, richer and often darker colour. Whilst I raise no objection to a brown, I ask that it should be more in-keeping with traditional pallet for the door. The surround should either match the door or the colour of the windows. The proposed colour for the windows is acceptable.

The remaining information although useful is not sufficient information to provide for those details in the conditions to be fully discharged. The general method for the final two items seems reasonable but there is insufficient information to be considered a method statement. She suggested conditions should be applied. If the applicant can get more detailed information to us (by the contractor or person carrying out the work who is familiar with the process) then we could reword the condition so it is not a pre-commencement condition. But we would need to retain a condition in order to allow for the potential replacement with alternatives

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: 551426

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0371/FL**

**Proposed Development:** Application for installation of replacement door and reorganisation of pipework to front elevation, installation of 2 no. replacement rooflights and 3 no. replacement timber windows to rear elevation together with erection of replacement railings and gate, garden shed and associated landscaping work

**Location:** 10 The Esplanade, Robin Hoods Bay

**Applicant:** Mr C Whiteley and Mrs A Graham

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/29/698 **Tel:**

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

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

**Date:** 13 July 2020

**FAO:** Kelsy Blain **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The footpath at the southern side of the site and the eastern side of nr.11 are publicly maintainable highways. The footpath on the northern side of nrs 1 to 11 is not recorded as either publicly maintainable highway or a claimed public right of way. Any access rights by others across this land would either be a private arrangement or would need to go through the process of claiming the route as a public right of way.

Consequently, there are **no local highway authority objections** to the proposed development

**Signed:**

*Ged Lyth*

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

**NYM20/0371/FL**

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0371/FL - Case Officer Miss Kelsey Blain - Received from Fylingdales Parish Council at c/o Ms Stephanie Glasby, Gilders Holme , Raw, North Yorkshire , YO22 4PP, Via Email:  
**Date:** 14 July 2020 10:01:12

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The Council continue to object to the gate due to its obstruction of access on a public right of way.

Comments made by Fylingdales Parish Council of c/o Ms Stephanie Glasby  
Gilders Holme  
Raw  
North Yorkshire  
YO22 4PP

Preferred Method of Contact is: Email

Comment Type is Comment  
Letter ID: 547311

**From:**

[Planning](#)

**Subject:**

Comments on NYM/2020/0371/FL - Case Officer Miss Kelsey Blain

**Date:**

29 June 2020 11:29:44

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Good Morning,

Fylingdales Parish Council have commented on application number NYM/2020/0371/FL and NYM/2020/0375/LB with No Objection but Council have now expressed concerns over the gate.

The path that the gate covers is not private, the path and steps are used to get to Belmont Place and Bloomswell and the Square. The gate will also block the path other house's parking (Brickhills).

Council would like its previous comments to be discarded and an Objection put in on these grounds, it does not object to the rest of the planned works.

Application number NYM/2020/0371/FL and NYM/2020/0375/LB

Kind regards,

Steph Glasby

Clerk to Fylingdales Parish Council

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0371/FL - Case Officer Miss Kelsey Blain - Received from Fylingdales Parish Council at c/o Ms Stephanie Glasby, Gilders Holme , Raw, North Yorkshire , YO22 4PP, Via Email:  
**Date:** 22 June 2020 09:41:59

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No Objections

Comments made by Fylingdales Parish Council of c/o Ms Stephanie Glasby  
Gilders Holme  
Raw  
North Yorkshire  
YO22 4PP

Preferred Method of Contact is: Email

Comment Type is Comment  
Letter ID: 545896



**From:**  
**To:** [Planning](#)  
**Subject:** Bird, bat and swift informatives 08/06/2020- 14/06/2020  
**Date:** 18 June 2020 11:28:24

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Hi,

If the following applications are approved please can a bat informative be included within the decision notice.

NYM/2020/ 0390/FL  
0351/FL  
0375/LB  
0371/FL  
0319/LB

If the following applications are approved please can a bird informative be included within the decision notice

NYM/2020/ 0351/FL  
0380/AGRP

If the following applications are approved please can a Swift informative be included within the decision notice

NYM/2020/ 0351/FL

Thanks, Victoria

Victoria Franklin  
Graduate Conservation Trainee

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

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0371/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 16 June 2020 18:08:42

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Please see comments for LB application

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: 545897

**From:**  
**To:**  
**Subject:** Comments on NYM/2020/0375/LB and NYM/2020/371/FL  
**Date:** 16 June 2020 18:12:32

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10 Esplanade is a characterful town house which is part of a listed terrace. It embodies high levels of aesthetic, evidential and historic value, with medium levels of communal values. Some of the features have been eroded for example the windows to the rear and the front door. Internally features survive such as fire surrounds, cupboards and layout. The proposals on a whole are sympathetic to the building and its significance and I am pleased to see they are in line with our earlier recommendation. The applicants are thanked in this regard and I am pleased to be able to recommend the application for approval.

Please apply the following conditions

No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, fences, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

No work shall commence on the installation or removal of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors/ windows and frames (and glazing if included) 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 doors/windows 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.

No work shall commence on the installation or removal of any internal joinery in the development hereby approved until a scheme for the painting of all internal joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, architraves, shutters, skirting and any other interior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

The external face of the frame to all new windows shall be set in a reveal of a minimum of 80mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

All pointing in the development hereby permitted required for making good shall accord with a specification approved in writing by the Local Planning Authority, which includes mortar mix (based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry non-hydraulic quicklime: sand), method of application, finish and may include a sample area if so required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

No work shall commence on the installation of new or replacement plasterwork, cornice, limewash/paint finishes and insulation in the development hereby permitted until full details have been submitted to and approved in writing by the Local Planning Authority, which includes a traditional lime mix, method of application, finish, details of function and may include a sample area if so required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be fixed or top-hung metal conservation style and shall be installed in accordance with the approved details and

maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Prior to commencement of works to the fireplaces whose removal is hereby approved, a method statement shall be supplied for the written approval of the Local Planning Authority providing for the careful opening up of the existing fireplaces, and for the investigation of the underlying fabric. Further written approval will be required to agree the extent of opening up, repair, wall treatments and the final treatment of the fireplace and surrounding walls depending on the extent and condition of the underlying historic fabric. The works shall be carried out in accordance with the approved details.

Prior to commencement of works to the ceilings whose removal is hereby approved, a method statement shall be supplied for the written approval of the Local Planning Authority providing for the careful opening up of the existing ceiling, and for the investigation of the underlying fabric. Further written approval will be required to agree the final treatment of the ceiling depending on the extent, nature and condition of the underlying historic fabric. The works shall be carried out in accordance with the approved details.