

From:
To: [Planning](#)
Subject: Informativesd for 2/11/20 - 8/11/20
Date: 18 November 2020 15:52:22

Hi Planning

If the following applications are approved, please can bat, bird and swift informatives be attached to the decision notice;

NYM/2020/ 0849/LB – Black Swan Hotel, Helmsley
0861/FL – 9 Feversham Road, Helmsley
0860/FL – Bridge End House, Robin Hoods Bay

If the following applications are approved, please can bird and swift informatives be attached to the decision notice;

NYM/2020/ 0688/FL – The Mount, West Ayton

Thanks very much

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/2020/0860/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 23 November 2020 18:16:46

In principle I do not object to this proposal the insertion of two dormers to the principal elevation. There is a tradition of developing into the roofspace in Robin Hoods Bay and the building is polite enough in style to take dormers. I would however suggest that those proposed are too large for the host building and would dominate this prominent roofscape in conservation area. In order to achieve the quality of design usually seen in conservation areas in line with SPI and SPC the dormers would need to be smaller, not reach the ridge and allow for a greater dormer to roof ratio.

Regarding the roof extension to the rear, and introduction of rooflights I must object. Firstly this is not a typical form of development for the bay, and where something similar exists, it can be said to harm the character of the area. Secondly it would create a narrow gap which would allow rainwater down but not allow sufficient air for the wall of the adjoining listed building to dry or be maintained. The narrow shaded space created would undoubtedly cause serviceability issues which would ultimately be to the detriment of the listed buildings.

Regarding the reinstatement of the railings I make no objection. Please condition to match existing – details to be approved. The height should be no higher than the historic, which appears from the submitted information to be approximately equal to 3 courses of stonework.

Regarding the paint schemes I would recommend that the applicant used a lime wash for the render rather than paint. This will help keep the building dry. Victorian colours were bolder and usually darker. Pastel shades do not work well with these buildings. Given the colour of the lower ground floor door I make no objection to its use there but more consideration should be given to the side door that fronts new street. The down pipe grey used elsewhere would be considered acceptable.

The slate should not be replaced. This slate is indicative of the coming of the railway to the area and will be original to the building. There may be need for some replacement, but as a whole it should be reused. This will help the development sit better within the host property and the conservation area and result in a lower carbon footprint.

Furthermore the ‘vertical water proofing’ to the lower ground walls, where they abut listed buildings would require LBC and would be resisted. Evidence shows that this will simply push the moisture up higher and through to the neighbouring buildings causing decay from damp and serviceability issues. I would suggest a ventilation system is installed and a stud built if these rooms are desired to be more serviceable. Any water proof membrane/coatings or any that rely on vapour phase diffusion for permeability etc will be resisted in relation to listed buildings in order to preserve the integrity of the building by allowing the solid walls to function as intended.

I would welcome amends that address the above in order to be able to support an application at this property.

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

Comment Type is Raise Concerns
Letter ID: 555230

From:
To: [Planning](#)
Subject: Issues for the Planning Team from the Parish Council
Date: 23 November 2020 12:46:09
Attachments: [ATT00001.png](#)
[ATT00002.png](#)

Good Afternoon,

Following a full Parish Council Meeting, please may I ask the Planning Team to note the following:

1. **Planning application NYM/2020/0896/CU - Old Coastguard Station**

The Parish Council do not feel they have sufficient information in the application to make a decision to support, have no objections or object. As the next meeting of the Parish Council is not until the 16 December, the Council asks that the deadline for comments of the 08 December is extended.

The information required is about the impact on the proposed change of use, the options the developers had considered and the impact of permission refusal.

2. **Middlewood Farm Holiday Park** - The Council notes that there has been an article in the Yorkshire Post about the planning permission sought at the MFHP . The Council has not received the formal application to consider.

The Council has significant objections to this application that was written about in the Yorkshire Post and thus wants to see the full details of the application and ask that any deadline is extended to allow for proper Council review.

3. Please see the Council's viewpoint on the following: (in red)

Planning App. No.	Address	Detail of application
NYM/2020/0810/FL	Charity, R H B	Variation of condition 2 (material amendment) of planning approval NYM/2020/0238/FL to allow changes to the driveway design, increase in length of canopy and decked area and use of rosemary tiles together with removal of condition 6 No objection
NYM/2020/0823/FL.	Orchard House, The Bolts, R H B	Alterations and construction of single storey extension No objection
NYM/2020/0860/FL	Bridge End House, New Road, R H B	Alterations, construction of front and rear dormer windows together with reinstatement of iron railings Fully support
NYM/2020/0878/NM	Fern Farm, Normanby	Non-material amendment to planning approval NYM/2018/0623/FL to allow addition of a duck slide dormer to entrance and alterations to door design together with reduction in size of glazed area to East Barn

No objection

Regards,

Simon.

Simon R Baxter JP MIFA ADPS ADIP
Clerk and RFO
Fylingdales Parish Council

Fylingdales Parish Council

...at the heart of the community, for the community...