

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0852/FL - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 24 November 2020 18:19:37

9 Barton Row is a traditional end terrace in the heart of the conservation area, the boundary to which purposefully goes around these properties and their gardens to include them in the designation. Unlike the majority of buildings in Egton, the terrace is constructed of brick with a slate roof. The row dates from the second half of the 19th Century and thus it is imagined the materials used are related to the arrival of the railway at Egton Bridge. Although the buildings have suffered from unsympathetic alterations in the past, their form and architectural detail is still readily appreciated and much of the unsympathetic alteration could be reversed. As such they contribute positively to the conservation area aesthetically and historically.

In the exercise of its planning functions with regards to development which affects a Conservation Areas or its setting, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 184 of the National Planning Policy Framework (NPPF) advises that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance”. Paragraph 193 advises 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. Paragraph 194 advises that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification”. The definition of significance (for heritage policy) in the NPPF is that significance derives not only from the heritage asset’s physical presence, but also from its setting.

The proposal to extend at the rear to the second storey is in keeping with other developments in the row and so the principle is acceptable in heritage terms. We would ask that the roof treatment is altered to a pitched roof. This is a more traditional form of roof construction and so will sit better with the host property and the conservation area. This is also in line with other developments in the row which have the benefit of planning permission. This is particularly important for this property is an end terrace occupying a prominent position. Although somewhat shielded visually for part of the year by a nearby tree, when this tree is not in leaf there are clear views of the side of this property as it borders a large open space and as such can be appreciated from the main road going through the conservation area.

Should amendments in line with the above be received then I would have no objection to the proposal but ask that conditions be placed to control the windows, render, pipework and roofing material (similar to conditions 3-8 of neighbouring development NYM/2017/0522/FL)

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

Comment Type is Comment
Letter ID: 555937

From:
To: [Planning](#)
Subject: Bird, bat and swift informatives 09.11.2020-15.11.2020
Date: 19 November 2020 15:59:38

Hi,

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

NYM/2020/ 0852/FL-9 Bartons Row, Egton
0869/FL-Whorlfoot, 6 Cleveland View, Faceby

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

NYM/2020/ 0852/FL-9 Bartons Row, Egton

Thanks,

[Victoria Franklin](#)
[Graduate Conservation Trainee](#)

[North York Moors National Park Authority](#)
[The Old Vicarage](#)
[Bondgate](#)
[Helmsley](#)
[York](#)
[YO62 5BP](#)