

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0823/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 07 December 2020 17:28:25

Orchard house is a two storey traditional dwelling with converted attics and dormers. There is a central entrance which is flanked by characterful two tone sash windows. It is constructed in rendered masonry with a pantile roof, typical of the conservation area. A single storey building to the west has been latterly converted to domestic space. As a whole the building exhibits many traditional features and contributes positively to the significance of the conservation area of which it is part.

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 seeks to introduce a garden room in the line of the existing in kitchen. This has been designed so that it is set back and stepped down to appear subservient. The length of the building is not subservient as it almost changes the overall balance of the buildings by giving the group too much of a horizontal emphasis. A modest reduction in length could address this. I would also ask that the pattern of fenestration is also altered. The proposed appears overly domestic and not in a traditional way. The building should either take inspiration from traditional styles and appear as an outbuilding/potting shed, or if items such as glazed doors are desired then a more modern approach to the fenestration would probably sit better, eg large glazed full height sections (on either 1 or 2 elevations) and the remaining blank. Low transmission glass or film could be incorporated to reduce overheating and light pollution and increase privacy. Other design solutions might be suitable.

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

Comment Type is Comment
Letter ID: 555099

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...