

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0944/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 14 January 2021 12:10:27

Darnholm is a characterful stone building under a pantile rood. It is a listed building situated within the heart of Robin Hoods Bay.

I see there been no issue with the enlargement of the dormer to the south within the proposed dimension and the removal of the rooflight. But this is the extent the dormer can be enlarged without dominating the roofscape too much. The example of next door illustrated how wider dormers detract from the charter of the building when not constructed to historical proportions.

However, I do raise objections to the dormer to the north of the building. Dormers are a feature of the bay as identified within the Conservation Area Appraisal, however, historically theses appear to focus only on a single elevations, predominantly the south or west to get the most light and solar gain. To have dormers both sides of the roof would dramatically alter the profile of the roof in a way which is not consistent with preserving its special historical and architectural interest. I appreciate that next door has dormers to either side but these have no planning history. As next doors modern wide dormer is mentioned in the listed building description I can only determine that they were installed prior to listing. Such a development would not be supported now.

Should the applicant wish to revise the proposals to omit the dormer on the north I would be able to support this application, subject to a detailed condition of fenestration

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

Comment Type is Object with comments
Letter ID: 557986

From:

Cc: [Victoria Franklin](#)

Subject: Informatives for application week 14/12/20 - 20/12/20

Date: 04 January 2021 10:07:02

Hi Planning

If the following applications are approved, please can **bat** informatives be included in the decision notice;

NYM/2020/ 0980/FL – Featherstone Cottage, Newton-on-Rawcliffe
0933/FL – Pineview Lodge, Stape
0972/FL – The Old Post Office, Coxwold
0965/FL – 29 Aunums Close, Thornton-le-Dale
0955/NM – The Old Chapel, Staithes
0945/LB & 0944/FL – Darnholm, The Square, Robin Hoods Bay

If the following applications are approved, please can **bird** informatives be included in the decision notice;

NYM/2020/ 0978/FL – Stilton House, Helmsley
0933/FL – Pineview Lodge, Stape
0972/FL – The Old Post Office, Coxwold
0945/LB & 0944/FL – Darnholm, The Square, Robin Hoods Bay

If the following applications are approved, please can **swift** informatives be included in the decision notice;

NYM/2020/ 0972/FL – The Old Post Office, Coxwold
0945/LB & 0944/FL – Darnholm, The Square, Robin Hoods Bay

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP



PLANNING APPLICATION PERMISSION DECISIONS

Full Parish Council meeting held on

Wednesday 16th December 2020 at 7pm via Zoom

1. Planning applications

These planning permissions were identified in the advertised agenda

| Planning App. No. | Address | Detail of application | Council discussion motion |
|-------------------|---|---|--|
| NYM/2020 /0935/FL | Hogarth Hall, Boggle Hole Road, Fylingdales | Application for erection of nine holiday lodges with associated internal access tracks, parking and landscaping works and creation of multi -use access tracks bypassing existing cottages (part retrospective) | The Council discussed this at length. They felt that it was a blot on the landscape, would create light pollution, damage to the landscape, there would be significant access and traffic issues and that the development would be seen from the right of way and thus affect the look of the area. The Council also felt proper planning should have been sought before any development. <ul style="list-style-type: none"> <i>Motion to strongly reject the planning application was proposed, seconded and unanimously agreed. Motion passed.</i> |
| NYM/2020 /0837/LB | Wesley Cottage, The Square, RHB | Listed Building consent for re-plastering works and reinstatement of staircase removed to facilitate the work | The Council discussed this at length. They felt the work was being done sympathetically and it was appropriate. <ul style="list-style-type: none"> <i>Motion to state 'No Objections' to the planning application was proposed, seconded and unanimously agreed. Motion passed.</i> |

These planning permissions were identified in the Clerk's report

| Planning App. No. | Address | Detail of application | Council discussion motion |
|--------------------|---------------------------------------|--|--|
| NYM/2020 /0945/LB. | Darnholm, The Square, Robin Hoods Bay | Listed Building consent for internal alterations, installation of new and replacement dormer | The Council discussed this at length. The Councillors noted that there was scaffolding already in place and that some of the issues for the planning may have been caused by a lack of |



Fylingdales Parish Council



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

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| NYM/2020 /0944/FL | Darnholm, The Square, Robin Hoods Bay | Alterations, installation of new and replacement dormer windows | <p>maintenance. They discussed that they would understand why the dormer should be replaced but that it should be at the same dimensions and look of the original – not to increase the size at all or the appearance.</p> <p>The Councillors agreed that while the property has two planning applications, they should be considered both at the same time and any decision to apply to both.</p> <p>The Chair asked for two motions:</p> <ul style="list-style-type: none"> • <i>Motion to state that the current dormer can be renovated and restored 'like for like' was proposed, seconded and unanimously agreed. Motion passed.</i> • <i>Motion to OBJECT to any new dormer on the site was proposed, seconded and unanimously agreed. Motion passed.</i> |
| NYM/2020 /0734/LB | Seascape, King Street, Robin Hoods Bay | Listed Building consent for erection of railings and gate to road side boundary and laying of stone flags to terrace | <p>The Council discussed this at length. They agreed that the application and the reasons did have specific reasons which would make the area look nicer be in line with what the community needs.</p> |
| NYM/2020 /0729/FL | Seascape, King Street, Robin Hoods Bay | Erection of railings and gate to road side boundary and laying of stone flags to terrace | <p>The Councillors agreed that while the property has two planning applications, they should be considered both at the same time and any decision to apply to both.</p> <ul style="list-style-type: none"> • <i>Motion to state 'No Objections' to the planning application was proposed, seconded and unanimously agreed. Motion passed.</i> |
| NYM/2020 /0885/FL. | Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay | change of use of upper floors to dual use (2 no. principal residence dwellings or 2 no. holiday cottages) together with relocation and replacement of extractor flue | <p>The Council discussed this at length. The Councillors felt as the building is in poor condition it was appropriate that it be brought back to a good standard. The Council was aware that the new extractor fan would be a lot quieter.</p> <p>The Councillors agreed that while the property has two planning applications, they should be</p> |



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| NYM/2020 /0887/LB | Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay | Listed Building consent for relocation and replacement of extractor flue and internal alterations to enable use of upper floors as 2 no. principal residence dwellings or 2 no. holiday cottages | <p>considered both at the same time and any decision to apply to both.</p> <p>The Council stated they would prefer the development to be residential due to car parking issues but appreciate this can be only be a request not a stipulation</p> <ul style="list-style-type: none"> • <i>Motion to state 'No Objections' to the planning application was proposed, seconded and unanimously agreed. Motion passed.</i> |
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2. Planning application at Middlewood Farm Holiday Park

The Clerk had previously in the Clerk Report had explained the current position.