

**From:** [John Brady](#)  
**To:** [Planning](#)  
**Subject:** NYM/2021/0016/NEW Rose Cottage, 2 Egton Road, Aislaby, YO21 1SU  
**Date:** 13 January 2021 11:51:28  
**Attachments:** [2-Egton-Road-Aislaby-Whitby-North-Yorkshire-YO21-1SU.pdf](#)

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Dear, Mrs Strickland, following our telephone conversation today, here is the 1;1250 scale plan of the property, with a red edge showing the extent of the property. It is a little complicated as our outbuildings and garage indent into adjoining properties ,as shown on the plan. We do not have any other ownership in the area. I can also confirm that there will be no alterations to the window openings and the new windows will be fitted in the existing openings. Please let me know if you require any further information and thank you for your help. Best wishes. Jean Brady

## Appendix 2

### Heritage and Design and Access Statement for Rose Cottage 2 Egton Road, Aislaby, Whitby, YO211SU

#### 1. Introduction

This combined Heritage Design and Access Statement is submitted in support of the applications for planning permission and Listed Building Consent in respect of replacement windows, at the above property, which is a Grade II Listed Building. All of the windows are in poor condition and the purpose of the replacement windows is to substantially improve the appearance of the cottage, address poor quality materials and design and improve on the environmental performance of the building.

#### 2. Listing description

Rose Cottage, which is a small 2 bedroomed stone cottage, and was listed in 1985. The listing description is as follows:

**NZ8508 16/20- Aislaby Main Road north side (Rose Cottage) small house. C18 or early C19. Large coursed square stone. Pantile roof with stone copings, square kneelers, one end ridge stone chimney and one at opposite end at eaves level. Two storeys, two windows set back 2-window rear part. C19 sash windows in wood architraves, glazed door in later porch.**

We can find no further evidence, from any reports at the time, as to any stated specific reason for the listing, and nothing, in the description above suggests any special significance of either the cottage or the windows.

#### 3. Policies taken into consideration

When preparing this application the following policies have been taken into consideration. We have sought to strike the balance between protecting the heritage asset and the environmental and energy benefits, which are recognised in national policy.

**NPPF (2019)**- Para. 184 of this policy requires the conservation of buildings to be in a manner appropriate to their significance. These proposals have paid regard to how best replace the windows and balance this with the significance of this listed building. This has been achieved through pre application discussions with the planning officer (Policy and Building Conservation) and continuing advice from the windows manufacturer and our window fitter/joiner, both of whom are experienced at building and fitting windows in listed buildings. The submitted proposals do not create any adverse impact upon the listed building and, in fact, will be a substantial improvement upon the existing windows and so enhance the building.

**English Heritage Guidance (2008)**- Para 148 of this guidance states that energy efficiency should guide all new work, providing it does no harm. We believe that the proposals submitted achieve the best balance and are proportionate to the listed nature of the building.

**NYMNPA local plan**- Strategic Policy 1 states that heritage assets should be conserved in a manner appropriate to their significance. The pre application discussions and agreed advice from

the planning officer have enabled this planning application to be developed, to ensure that the windows are appropriate for the significance of the building.

#### **4. Design approach**

To enable the designs for the replacement windows to be developed, professional advice has been received from a windows manufacturer (Taylors of Pickering), and our window fitter/joiner. Their views have then been discussed, in detail, over several meetings and discussions with the planning officer (Policy and Building Conservation) of the NYMNPA. These very helpful and constructive discussions, with all parties, have enabled the design, style and use of materials to be provisionally agreed, subject to the submission of this planning application.

In brief, all existing windows will be removed and replaced in the following manner:

**South elevation**- 4 sliding sash windows constructed of timber, each incorporating a weights, cord and pulley system, with 4:6:4 mm double glazing and secured with 26mm structural glazing bars. The box will incorporate a surrounding groove to create detail and reduce the flat appearance.

**East elevation** - one flush fitted casement window constructed of timber, with 4:6:4 mm double glazing and 26mm structural glazing bars.

**West elevation** - 2 small flush fitted casement windows constructed of timber, with 4:6:4 mm double glazing and 26mm structural glazing bars.

All woodwork to be painted to match the existing porch (Ball Green).

#### **5. Access issues**

This is an existing single dwelling house and the planning application is in respect of replacement windows only. There are not, therefore, any access issues.









## **Appendix 1**

### **Application for Planning Permission**

**Rose Cottage, 2 Egton Road, Aislaby, Whitby, North  
Yorkshire YO21 1SU**

### **Supplementary sheet**

**Question 3 Details of pre-application advice received (Ref:  
NYM\2020\ENQ\16931)**

**By way of introduction, the generality of the advice given was that the four existing sliding timber sash windows on the southern front elevation, could be replaced, and the existing timber casement windows on the western and eastern elevations could also be replaced, subject to better detailing, to reflect the significance of the listing, subject to the agreed specific and more detailed points which are set out below.**

#### **1) Sliding Sash Windows (front southern elevation)**

- i) The four replacement sash windows to be manufactured in timber with improved detailing.**
- ii) These windows to have separate 4:6:4 (14mm) glazing panels supported with 26mm structural glazing bars (substantially narrower than the existing ones which have a width of 40mm).**
- iii) The new sash windows to incorporate a cords and weights, opening and closing mechanism.**
- iv) The upper sash frames to be manufactured without horns.**
- v) Because of the fact that the boxes enclosing the sashes are each to incorporate a weights and cords mechanism, and also because the stone walls of the cottage are solid with no reveals, it would not be possible to reduce the width of these substantially. The joiner will however endeavour to achieve the maximum that is possible.**

**vi) In addition to the above, due to the width of the stone sills, it would be difficult to set the new sash windows much further back into the openings. The joiner may only be able to achieve an increase of approximately 15mm.**

**vii) Black edge spacer bars will be incorporated between the glazing panels.**

**viii) Timber chamfered fillet beads to be fixed to the exterior of the glazing panels instead of putty (giving the appearance putty).**

**ix) The manufacturer to incorporate a groove in the surrounding box, to reduce the flat appearance.**

## **2) Casement Windows (eastern and western elevation gables)**

**i) In terms of construction the same criteria will apply as set out under the heading of sliding sash windows in i, ii, vii, and viii. The casements will be flush fitted.**

**ii) Due to the narrow width of the bathroom window on the western elevation, and the width of the requisite box, a sliding sash window would not be aesthetically attractive, and in addition it would make the bathroom interior substantially darker.**

**It was agreed that instead, a well detailed, single hung flush fitted casement window, could be incorporated at this location.**

**iii) The utility room casement window on the ground floor western elevation and the bedroom casement window on the first floor eastern elevation will be replaced with improved detailed flush fitted casements.**