

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0986/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 25 January 2021 15:31:31

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This application seeks to install slim double glazing to the principal and side elevations at Selbourne House in Robin Hood's Bay. As a listed building the main consideration is whether the proposed work would preserve this Grade II listed building or any special architectural or historic interest that it possesses; and whether the development would preserve or enhance the character or appearance of the RHB Conservation Area.

Selbourne House forms a typical example of a local vernacular house constructed of natural stone under a pantile roof. The list description dates the property as late 18th century, with early 19th century top storey addition. It also states that the fenestration at the time consisted of a central 4-panel door, very small flanking windows (the left a fixed light, the right a sash), 3 modern 18-pane windows on first floor and 3 early C19 12-pane sashes on second floor

The current windows appear to be in line with this description although from photos we have of the building, some or all of the second floor windows appear to have been replaced at some point (the left hand is a mock sash and the right hand window was definitely as sliding sash up to 2006, now a mock sash). At ground floor the small fixed window to the left hand side and small sash to the right hand side of the door appear to be older. The third floor window to the gable is modern stormproof. The mock sashes are a particularly discordant feature, readily evident by their pronounced upper frame and lead canopy, although the presence of multiple pane detailing does add symmetry and identity as a Georgian period property. The elevation also demonstrates a hierarchy with its variations in design, materials and detailing which is clearly linked to public prominence and visibility and is reflective of the social and cultural context at the time of building.

There are certain window details which characterise the late 18th century Georgian period and of most notable are the fineness of the glazing bar width. By the early 19th century some glazing bars were only 12mm wide. As a result of this, it is considered that the replication of such detailing is essential in order to support slim double glazing. I am not proposing 12mm glazing bars but would request slimmer bars than the 26mm proposed (historically glazing bars are generally 18-22mm wide). Consideration therefore may have to be given to alternative glazing options and Histoglass in particular cater for a variety of different circumstances. Mono Laminated single glazing should be able to achieve even slimmer profiles and come with the option of cylinder glass to the outer pane.

I would also recommend that the small window to the right hand side of the door (with the shutter) is replaced like for like rather than introduce a casement window.

Regarding other details of the proposal, I do object to the proposed boarded stable door design which would be an alien addition and harmful to the Georgian character and as such cannot be supported. We would request that the application is amended to show a well detailed, purpose-made 6-panel or 4-panel door. The upper panes can be glazed or paneled as required.

No objection to the replacement of the modern timber picket fence with stone as the remainder of the boundary wall is stone.

I also note some form of alarm/signal box has been installed at eaves height on the front elevation. Please could this be removed or re-located to a more discrete location. Finally, it would also appear that the downpipe on the front elevation has been replaced with plastic? Please could the agent clarify this and if so, that cast iron be reinstated.

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