

From:

Subject: Ingleby House, King Street, Robin Hoods Bay
Date: 22 January 2021 18:57:33

Although the existing arrangement is characterful and appropriate for this building and the surrounding Conservation Area, given that historic evidence has been provided demonstrating that the building formerly had a shop front, this alteration is considered acceptable in this instance. If carried out to a high standard of design then it would be unlikely to cause harm to the special interest of the building or the wider character and appearance of the Conservation Area. I note that the existing garage doors are to be reused internally. They appear to be good of quality and condition (their design appears local to RHB) so this should add interest to the interior whilst retaining historic fabric on site, albeit re-purposed.

Unfortunately because of the current situation I am unable to inspect the interior of the building and as such I would be grateful to receive internal photos of the space just to clarify that there is nothing of historic interest inside and as a form of record for the file.

I would also like to ensure that the shop glazing is set in a deep reveal from the front face of the shop front and that the central glazing bar is of equal depth, in order to add depth and interest to the façade. I would say it should be set back at least 100mm but please could the agent clarify this.

In terms of design, there is a variety of designs in the Bay – some with multiple glazing bars and others much plainer and as such the simple 2 pane shop front is considered appropriate. Having given the door design further thought I would like to suggest that perhaps the fanlight would benefit from some vertical glazing bars (similar to the existing door) and also that the glazing be reduced to allow more panelling underneath (2-panels) to tie in with the doors wither side? I appreciate this wasn't mentioned at pre-app but I'd welcome consideration of this.

Finally I note that the a single hanging sign is to be refurbished – presumably this will be hand painted along with the business name along the fascia – and that no other signage is proposed (either by independent a-boards of applied lettering/designs to the shop window).

Please condition:

Materials - sample panel of materials

No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.

Pointing

All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed

should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

Plasterwork

All new or replacement plasterwork (excluding to modern stud walls) in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority. The mix proposed should be of a traditional lime mix and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

Windows and Doors details of construction

No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

External Fixtures

No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

From:
To: [Planning](#)
Subject: Comments on NYM/2020/1009/LB - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 22 January 2021 18:58:52

See email sent 22/01/2021

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

Comment Type is Comment
Letter ID: 558860

From:
To: [Planning](#)
Subject: Bird, bat and Swift informatives 21.12.2020-03.01.2021
Date: 07 January 2021 17:02:17

Hi,

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

NYM/2020/ 1004/FL-Glenwood, Main Street, Ampleforth
0998/LB - Beech House, Carlton In Cleveland
0999/LB -Beech House, Carlton In Cleveland
0983/FL-Low Bell End Farm, Low Bell End, Rosedale East
1009/LB-Ingleby House, King Street, Robin Hoods Bay
1005/FL-The Manor Farm Cottage, Main Street, Gillamoor
1003/FL-9 Priory Park, Grosmont
0984/FL-The Three Faces, Headlands Road, Appleton Le Moors
0996/FL-Seagrove (formerly Little Pastures), Hood Lane, Cloughton
0975/FL-Hillary Cottage, Church Street, Staithes

If the following applications are approved please can a **bird** informative be included within the decision notice

NYM/2020/ 1004/FL-Glenwood, Main Street, Ampleforth
0983/FL-Low Bell End Farm, Low Bell End, Rosedale East
1003/FL-9 Priory Park, Grosmont
0999/LB -Beech House, Carlton In Cleveland
0984/FL-The Three Faces, Headlands Road, Appleton Le Moors
0996/FL-Seagrove (formerly Little Pastures), Hood Lane, Cloughton
0932/FL-rear of 27 High Street, Castleton

If the following applications are approved please can a **swift** informative be included within the decision notice

NYM/2020/ 0996/FL-Seagrove (formerly Little Pastures), Hood Lane, Cloughton
0984/FL-The Three Faces, Headlands Road, Appleton Le Moors
0999/LB -Beech House, Carlton In Cleveland
1003/FL-9 Priory Park, Grosmont
1004/FL-Glenwood, Main Street, Ampleforth

Thanks,
Victoria

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

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