

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/1008/FL/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 03 February 2021 19:53:21

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Please see email to case officer

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

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 559447

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/1008/FL/LB  
**Date:** 03 February 2021 19:54:56

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Our approach to historic windows is in line with current national guidance.

Regarding the windows to be replaced Historic England are quite clear in their approach to windows in listed building which is outlined below.

(Chapter 6 of Historic England's: Traditional Windows)

1. Historic windows – repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
2. Windows which are later replacements but are traditional in style - repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
3. Historic or traditional replacement windows which do not contain historic glass it may be possible to introduce double glazing to the existing frames. There might be compatibility issues eg. the need for thicker frames, which would harm significance and in such cases other thermal upgrading solutions should be sought (secondary glazing, thermal strips etc)
4. Unsympathetic windows (eg storm-proof casements) – replacing these with traditional windows either single or slim-line double glazing might cause no additional harm.
5. Where a new window or glazing is agreed broken reflections in multipane windows should be replicated and where elevations have high aesthetic value - a whole elevation approach should be taken (not a mixture of window patterns or glazing types)

In light of the guidance above I make the following comments.

The down stairs ground floor window is historic and should not be replaced. There was no signs of decay to suggest this was necessary. Historic timbers, even softwoods are generally of superior quality than many available today. This window also appears to contain historic glass, evidenced by its non-perfect reflection. Historic glass is an ever dwindling resource in the historic environment and should be protected. It can be repaired if broken. Any future necessary replacements should be made with handmade cylinder glass which is still available.

The upstairs window is clearly a later replacement although it does follow historic pattern of fenestration. The detailing own the downstairs window compared to the bulky frame of that upstairs along with the window next door illustrates that there is an opportunity for enhancement with this window. I would be minded to allow double glazed units here provided a new window met the following requirements.

- Styled on the window next door
- Hung on weights and cords
- Replicate the mouldings, depth of reveal, structural glazing bar width, style width, meeting rail width and visibility of sash box of the ground floor window
- No horns

The glazing bar, depth of reveal and visibility of sash box to match are particularly important and without these details I could not support double glazed units. The Mono with cylinder glass (made by Histoglass, based in West Yorkshire) can be accommodated within 14mm glazing bars and is probably the most suitable for the window <https://histoglass.co.uk/wp-content/uploads/2020/04/Histoglass-Brochure-MONO-Systems-2020.pdf>. Alternatives will of course be considered provided they can be accommodated with the above points in mind.

The front door does not appear to be in a poor state of repair. But it does appear that the existing window could be replaced retrofitted with a double glazed unit. If proof is offered that the door is beyond repair in the form of a joiners report or inspection then provided any replacement was an accurate copy I would raise no objections. Sectional details across the width of the existing and proposed could be submitted to confirm this. Particular attention should be paid to the width of the boards, these could become wider, but should not become narrower. There should be no frame introduced.

To the rear of the property, all of the windows appear to be later replacements, but not wholly unsympathetic. I would say that they could be considered (just) to meet the requirements of point 4 of the test above and

therefore slim-line DG units could be introduced provided any replacement could meet the following requirements.

#### Window C

- 2 over 2 vertical sash
- Hung on weights and cords
- 20mm max structural glazing bars
- Depth of reveal to match existing
- Visibility of sash box to be less than 40mm (typically there are 30mm), or to match those to the front
- No horns
- No projecting timber sill

#### Window D

- Depth of reveal to match above
- Slim frame, sash box and style total width to match that of the window above
- Flush fitting
- No projecting timber sill

#### Window E

- Became a tripartite Yorkshire Sliding Sash (horizontal)
- 20mm max structural glazing bars
- Depth of reveal to match Window C or 100mm minimum
- Visibility of sash box to be less than 80mm and fixed to the side sashes or the total frame plus style to be less than 100mm
- No projecting timber sill

The rear door does not appear to be in a poor state of repair. But it does appear that the existing window could be replaced retrofitted with a double glazed unit. If proof is offered that the door is beyond repair in the form of a joiners report or inspection then provided any replacement was an accurate copy I would raise no objections. Sectional details across the width of the existing and proposed could be submitted to confirm this. Particular attention should be paid to the width of the boards, these could become wider, but should not become narrower. There should be no frame introduced.

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2020/1008/FL/LB  
**Date:** 20 January 2021 10:36:20

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Good morning

The council had no objections to this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**Subject:** NYM/2020/1008/FL/LB  
**Importance:** High

Reference: NYM/2020/1008/FL/LB.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

***Chris France***

Chris France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley, York YO62 5BP

**From:**  
**To:** [Planning](#)  
**Subject:** Bird bat and swift informatives 11.01.2021-17.01.2021  
**Date:** 21 January 2021 17:26:16

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Hi Planning,

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

NYM/2021/ 0003/FL- Burtree House, Guisborough  
0002/FL- Everley Hotel, Hackness

NYM/2020/ 1008/FL/LB- 3 Arncliffe View, High Street, Egton  
0800/FL- 30 Castlegate, East Ayton

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

NYM/2021/ 0003/FL- Burtree House, Guisborough  
NYM/2020/ 0800/FL- 30 Castlegate, East

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

NYM/2021/ 0003/FL- Burtree House, Guisborough  
NYM/2020/ 0800/FL- 30 Castlegate, East

Thanks,  
Victoria

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

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

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2020/1008/FL/LB  
**Date:** 11 January 2021 11:56:50

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Good morning

The next council meeting is 19 January and I will send comments the following day.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**From:**  
**Sent:** 11 January 2021 11:48  
**To:**  
**Subject:** NYM/2020/1008/FL/LB  
**Importance:** High

Reference: NYM/2020/1008/FL/LB.

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Kind regards

***Chris France***

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