

From: [Alexander Maltman-Wragg](#)
To: [Planning](#)
Cc: [Alexander Maltman-Wragg](#)
Subject: Re: NYM/2021/0157/NEW - Updated application
Date: 10 March 2021 14:19:14
Attachments: [certificate of lawfulness of proposed works to a listed building - Glenhowen REFNYM20210157NEW.pdf](#)
[Glenhowen Location Plan.pdf](#)
[Design and Access Statement Householder - Glenhowen Roof Repair 030321.pdf](#)

Dear Planning Team,

Thank you for your correspondence received earlier today, and for the clarity on the correct form for this application.

Please see attached the update application on the correct form along with the supporting documents for the application.

- completed and signed certificate of lawfulness of proposed works to a listed building PDF.
- Glenhowen location plan PDF
- Design access statement, including supporting information

Our current situation is that we were made aware that the roof needed urgent repair when visiting the property in February this year. We are keen to have the roof repaired before the end of April as not to disturb any returning Swifts which have previously nested on our neighbour's roof. We have a contractor in place who is used to working in this area and will be able to complete work given the consent from yourselves.

Many thanks

Alexander Maltman-Wragg

From: planning@northyorkmoors.org.uk <planning@northyorkmoors.org.uk>

Sent: 10 March 2021 12:01

To: alexmwragg@hotmail.co.uk <alexmwragg@hotmail.co.uk>

Subject: NYM/2021/0157/NEW

Reference: NYM/2021/0157/NEW.

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

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North York Moors
National Park

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Design and Access Statement Householder – Repair (in a Conservation Area)

Householder – Repair (in a Conservation Area)

Proposal summary:

This application is for the repair and make good the roof area around on the south facing aspect of the property (Glenhowen, Chapel Street, Robin Hoods Bay). The current roof is allowing water ingress into the top floor attic room especially around the chimney stack and dormer window.

The blue outline on the image below shows the extent of the roof of Glenhowen (the property) within Chapel Street.



Image of existing roof

Features of the existing site:

The property (Glenhowen) is in the lower, historic part of the coastal village of Robin Hood's Bay. Its position to the side of Chapel Street with access off Chapel Street via a narrow passageway. The property is effectively a mid-terrace cottage having accommodation on three floors including the attic. This is wholly a traditional structure likely constructed in the mid-18th Century utilising conventional methods for the time. The property is Grade II listed and within the Robin Hood's Bay Conservation Area.

Details on access:

Access to the roof will be via scaffolding constructed to the south facing aspect of the property. This area can be accessed via a shared entrance to the neighbouring buildings. Vehicle access to the site is via Kings Street which is parking controlled.

Details of the scale and appearance of the proposed works:

The area of roof to be repaired is shown in the image below highlighted by the blue boarder. Also shown is another image detailing the current conditions of the roof tiles.



The planned work required will include, new lead flashing to the chimney stack and adjoining coping stones and both sides of the existing dormer window, re rendering of the chimney stack, existing timbers to be treated for wood worm and rot, new roofing felt as required, natural wool insulation to be added where space allows and replacement handmade William Blyth Barco old English pantiles in natural red.

Heritage Assets issues to be addressed:

The property is situated in the Robin Hood's Bay conservation area. This area is predominantly residential and holiday lets, which comprises in the main of mid-18th century cottages, laid out amongst narrow streets and alleys. Buildings in the Bay are all traditionally build of brick or stone with some aspects rendered. Traditional handmade red roof pantiles and white Sash or Yorkshire Sash windows adorn most of the cottages. The property subject of the application exhibits many of these characteristics and along with other property's in the area is grade II listed (list entry ref: 1148705)

Impact of the repair to the south facing roof will have minimum impact on the appearance of the property. As the materials used will be those that replicate as close as possible to the original materials and reflect the current aesthetic of the property and surrounding cottages.

Scaffolding is required for access, this will have a visual impact on the appearance and characteristic of the property while in situ, but will be temporary in nature and will be removed as soon possible once the work is completed.

End.

Author: Alexander Maltman Wragg

Date: 03/03/20.

Contractor: Jack Pearse Building Contractors

Supporting information for roof repair.

Image of water damage seen over the winter in the Attic room.

