

# PAUL ELM Dip.T.P., M.R.T.P.I

CHARTERED TOWN PLANNER & ARCHITECTURAL DESIGNER

Your Ref: NYM/2019/0809/FL

15 Crabmill Lane Easingwold York YO61 3DE

9 April 2021

National Park Officer  
North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

For the attention of Mrs Ailsa Teasdale

Dear Mrs Teasdale

## **CONVERSION OF REDUNDANT BARN AT BORROWBY BARN HINDERWELL**

I refer to your letter of 2 September 2020 and the e-mailed letter dated 7 April 2021 I received from Mr Chris France relating to the planning application concerning the conversion of a redundant farm building in Hinderwell.

In the light of Mr France's comments I hope that we can now make some progress on the matter. I now enclose two copies of my revised drawings which will hopefully overcome your concerns. The scheme only contains two new window openings to accommodate the change of use of the agricultural building to a dwelling.

Looking at the points listed in your letter I would make the following comments. It is hoped that the roof frame will be retained. The existing concrete tiles will be replaced with clay pantiles.

The wheelhouse walls will be carefully refurbished and the new roof structure will be finished with clay pantiles. The roof lights shown in the original drawing have been removed, and a modest 'conservation' type rooflight is shown to be fitted above the 'working' area of the new kitchen, in the rear elevation of the building.

I have retained the two new windows proposed in the conversion. The one to the living dining area in the rear elevation of the building I have retained but altered it to have "squarer proportions" to match other openings, as you suggested. I have retained the modest window in the western elevation of the proposed 'snug/study', as without it the room would be unusable without artificial light. Whilst there would be two small existing openings in this room, they are both at the opposite end of what is a relatively long, narrow space. It is felt that the retention of the stable doors, albeit with some glazing in the upper section, is more in keeping with the character of the building that fitting fully glazed doors as was suggested.

The slit windows were shown with direct glazing.

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I have removed the pairs of rooflights from the roof above the wheelhouse, so that there are now none on the 'front' elevation of the building. Those in the rear elevation I have altered to be 'conservation' type frames. It is felt that they are necessary to the full and safe use of the new accommodation. The rear of the building is largely screened by a range of mixed use outbuildings, it is not seen from any public viewpoint.

I have deleted the proposed flue to the kitchen stove. This will now need to have a balanced flue.

It is not considered that the windows in the building are large enough to incorporate a 'hopper' style opening as you had suggested. These are not a feature of the existing building.

You will see from the Structural Engineer's report that a lime mortar mix is to be used for the repointing of the building.

It is hoped that the existing external stone stair can be repaired. If they need to be rebuilt, they will be put back exactly as they are. A simple painted steel handrail will be added for safety, although it is not envisaged that the stairs will be used for access to the first floor accommodation.

I trust that you will be able to accept these modifications to the original scheme and support the application.

Every effort has been made to fit the proposed residential use within the framework of the building without impacting too much on its character and appearance.

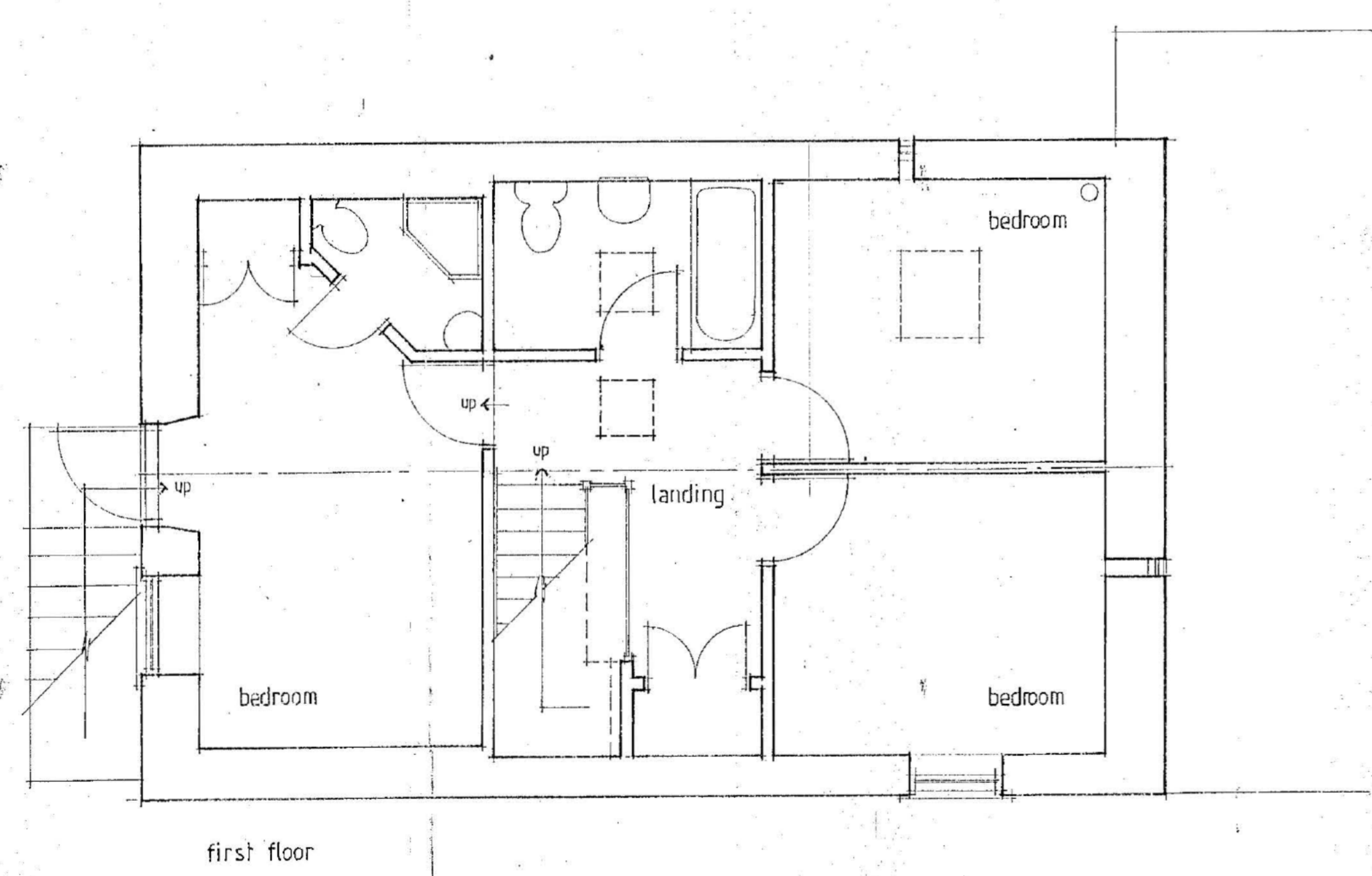
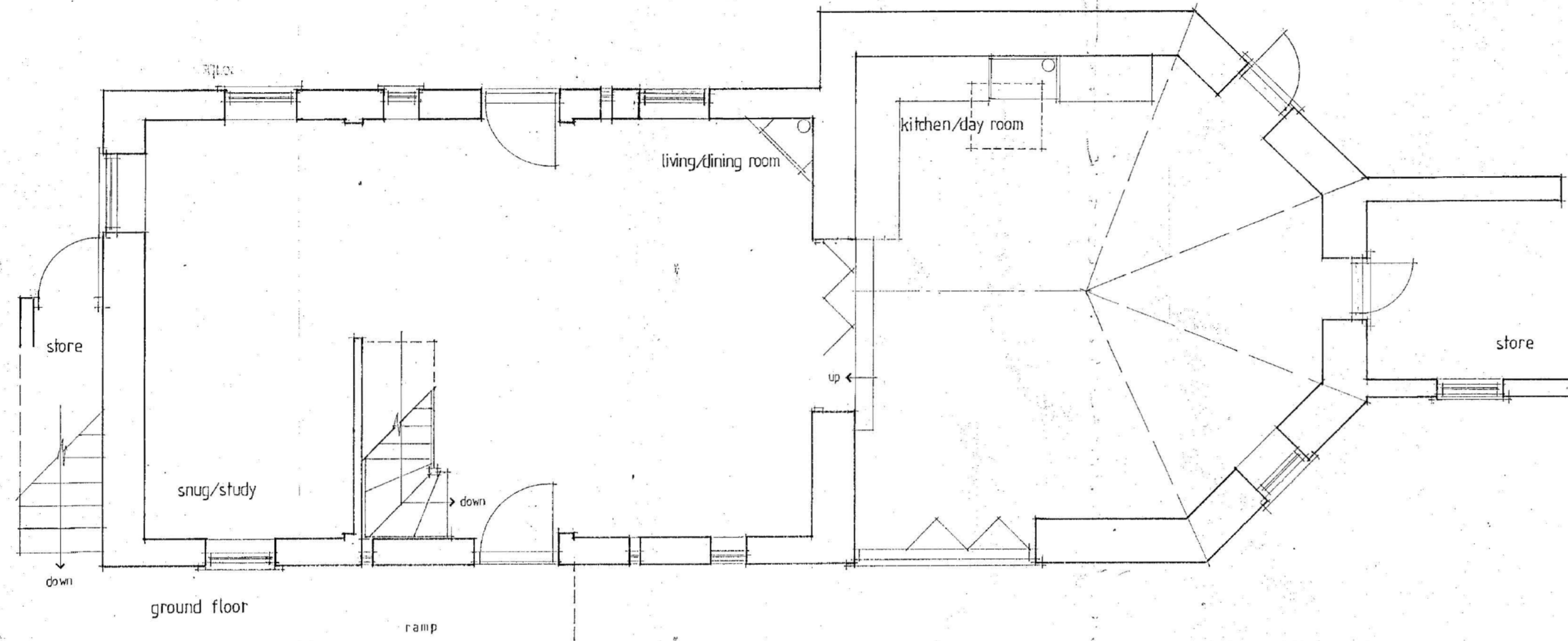
Should you have any further query, please do not hesitate to get in touch.

Yours sincerely

Paul Elm

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Copies to Mr J Wharton and Mr S Wharton

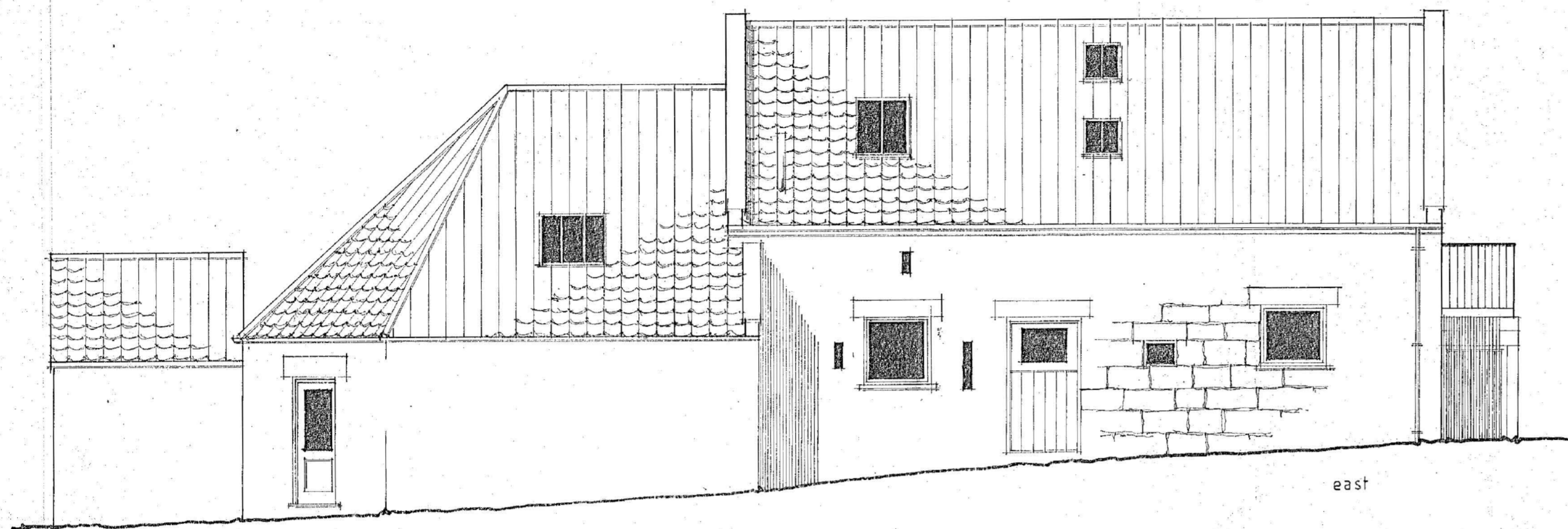


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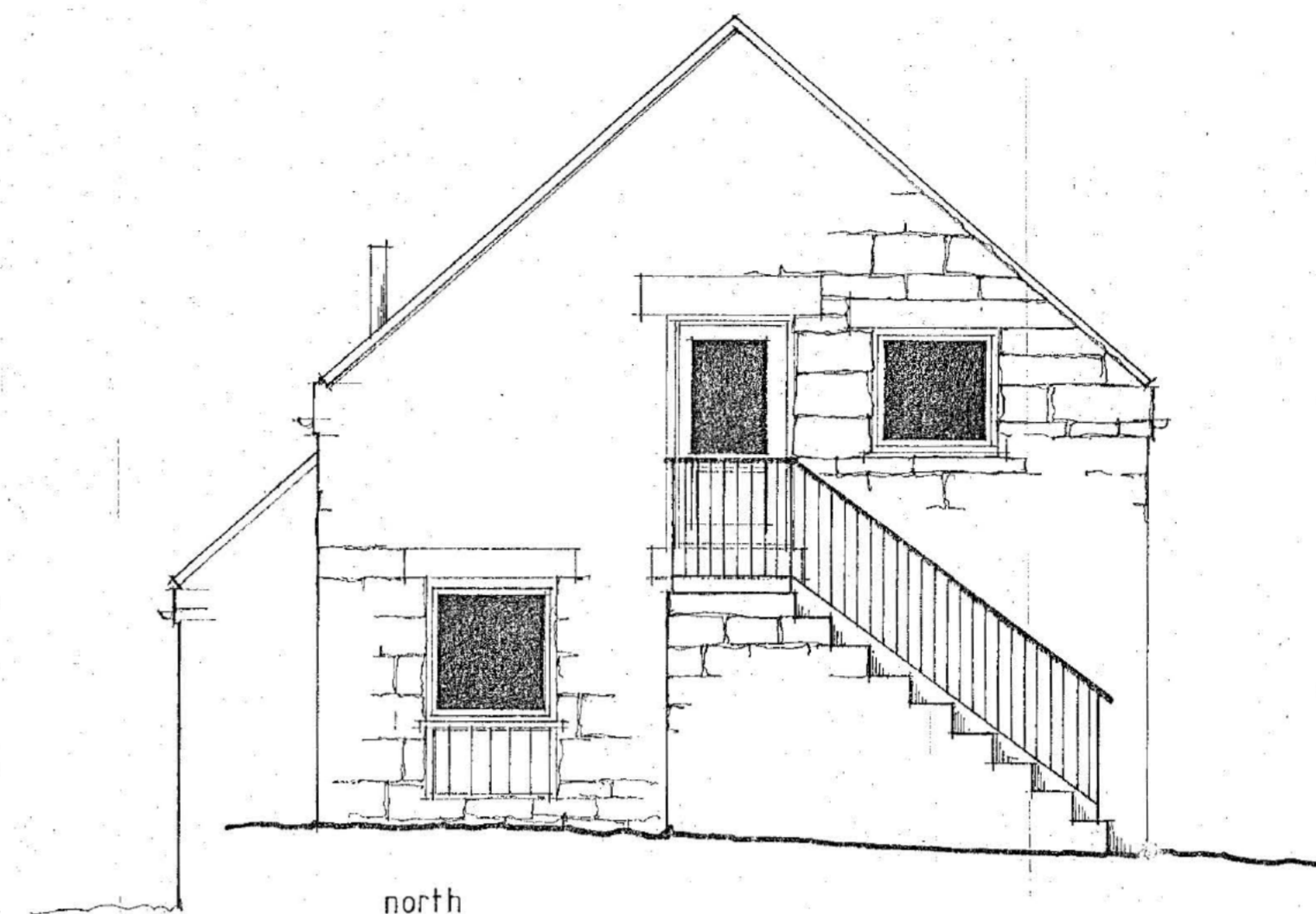
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12/04/2021

Job Title	
Conversion of barn to a house at Holme Farm High Street Hinderswell for Mr and Mrs J Wharton	
Drawing Title	
Proposed floor plans	
Scale 1:50	Date October 2017
Ref. R 2295	Drw. No. 02
Revisions	
A - window details modified as requested by LPA. April 2021	
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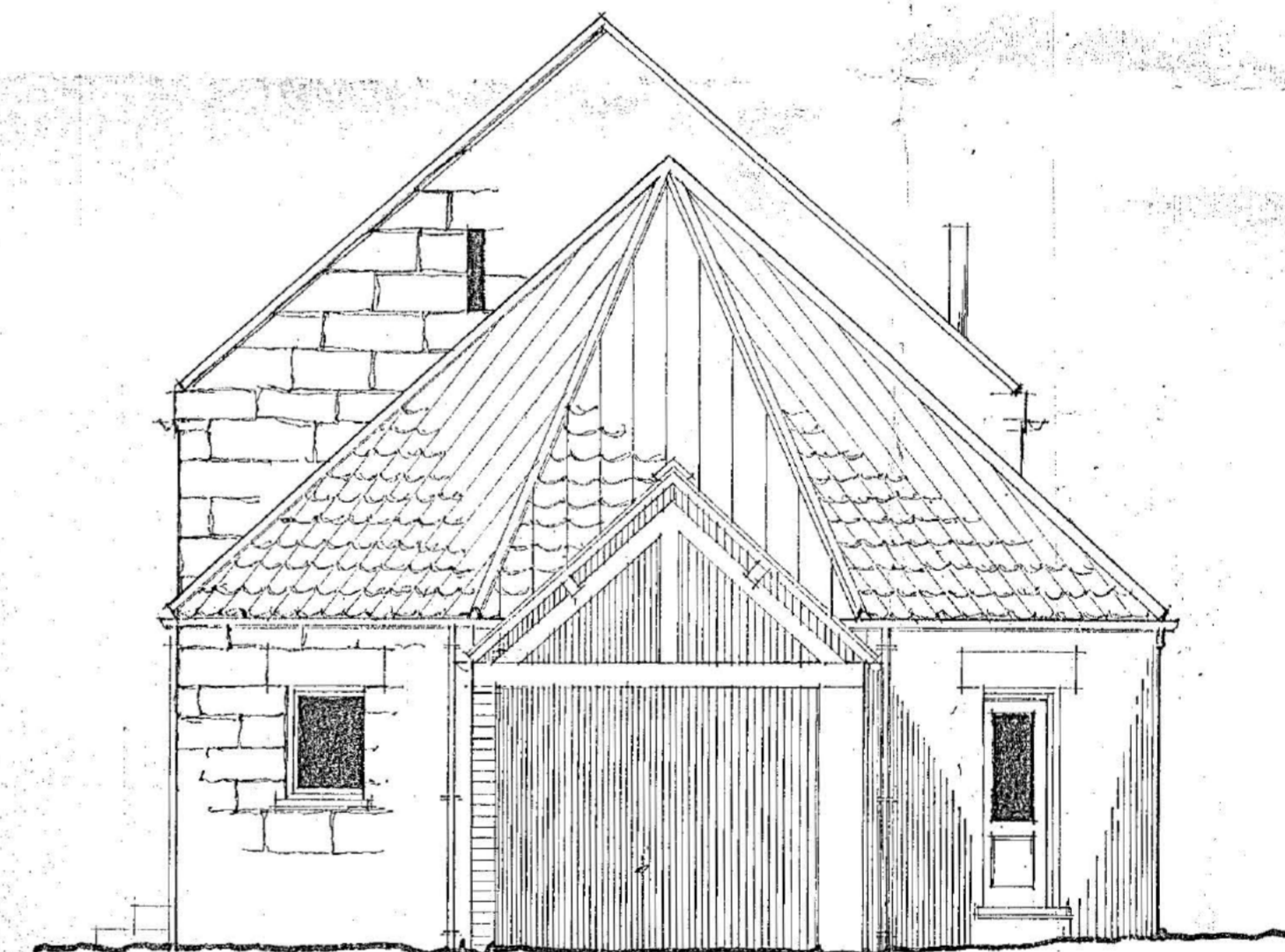
east



north



west



south

open

AMENDED

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12/04/2021

Job Title	
Conversion of barn to a house at Holme Farm High Street Hinderwell for Mr and Mrs J Wharton	
Drawing Title	
Proposed elevations	
Scale 1:50	Date October 2017
Ref. R 2295	Org. No. 03
Revisions	
A - window profiles modified as requested by LPA. April 2021	
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