

From:

Sent: 18 May 2021 21:06

To: Helen Webster

Subject: Re: FW: New application post - NYM/2021/0022/FL - Brook House Barn, Hawsker - Parish

Hi Helen,

Just to let you know that Council voted No Objections to the above planning application.

Kind regards,
Steph

Clerk to Hawsker cum Stainsacre Parish Council

From:
To: [Planning](#)
Subject: Brook House Barn, Hawsker - Application to alter existing dwelling to create additional unit
NYM/2021/0022/FL
Date: 24 March 2021 15:48:02

FAO Miss Helen Webster

**Brook House Barn, Hawsker - Application to alter existing dwelling to create additional unit
NYM/2021/0022/FL**

I refer to your e-mail of the 24th March 2021 regarding the above application. Whilst I have no objections in principle I would point out that the escape route from the upper floor bedrooms of the second unit is through a high risk room containing a kitchen. The bedrooms will therefore require an alternate means of escape. It is suggested that this secondary means of escape is provided by fitting an escape window in each of the bedroom, providing the cill height is no more than 4.5 metres above ground level.

Thanks

Steve

Steve Reynolds
Residential Regulation Manager
Scarborough Borough Council

Coronavirus: [Stay at home, Save lives](#)



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**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0022/FL**

Proposed Development: subdivision of and alterations and porch extensions to existing dwelling to create additional dwelling

Location: Brook House Barn, Hawsker

Applicant: Mr D Trotter

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/33/314 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 16 February 2021

FAO: Helen Webster **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The access from the publicly maintained highway of Hawsker Lane is via a metalled bridle way. The current occupants of Brook House farm and other properties will also be using the same access along the bridle way to have vehicular access from Hawsker Lane.

With regards to the proposed additional dwelling, the applicant should ensure that the residents have the relevant rights of access along the public right of way.

The LHA would not anticipate any significant intensification of traffic along the bridleway compared with current use serving the existing farm buildings.

Consequently there are **no local highway authority objections** to the proposed development.

Signed: <p style="text-align: center;"><i>Ged Lyth</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ e-mail:
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**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM21/0022/FL

From:
To: [Planning](#)
Subject: Bird, Bat and Swift informatives 25.01.2021-31.01.2021
Date: 05 February 2021 11:35:11

Hi Planning,

If the following application is approved please can a **bat** informative be included within the decision notice

NYM/2021/ 0042/CLLB- Avery House, Shell Hill, Robin Hoods Bay
0039/FL- Copper Beeches, Rosedale Abbey
0034/FL- Honey Pot House, Ingleby Greenhow
0022/FL- Brook House Barn, Hawsker
0010/FL- Chapel Cottage, Main Street, Hutton Buscel

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

NYM/2021/ 0042/CLLB- Avery House, Shell Hill, Robin Hoods Bay
0039/FL- Copper Beeches, Rosedale Abbey

If the following application is approved please can a **swift** informative be included within the decision notice

NYM/2021/ 0042/CLLB- Avery House, Shell Hill, Robin Hoods Bay

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: FAO Hannah Webster - NYM/2021/0022/FL
Date: 28 January 2021 09:20:45

Hi Hannah,

I hope you are well. Councillors are suggesting that this property had previously been refused as 2 dwellings, possibly in the 1990's late 1980's could you please confirm this for me, they are concerned the reasons it was last refused are still an issue today.

Kind regards,
Steph Glasby

Clerk to Hawsker cum Stainsacre Parish Council

From:
To:
Subject: Brook House Barn, Hawsker - Application for subdivision of and alterations to create additional dwelling
NYM/2021/0022/FL
Date: 27 January 2021 10:45:08

FAO Helen Webster

Brook House Barn, Hawsker - Application for subdivision of and alterations to create additional dwelling NYM/2021/0022/FL

I refer to your e-mail of the 26th January 2021 regarding the above application. I have a couple of concerns regarding the proposal as it stands.

- 1 I have concerns in respect of fire safety in the proposed property with the kitchen and sitting room on the ground floor. The means of escape from the first floor is via the high risk kitchen area. This can be mitigated by ensuring there is an escape window on the first floor; the only window where this is possible is bedroom 1. This is an option as long as the height between the ground and the cill is less than 4.5 metres.
- 2 All habitable rooms (including bedrooms) need to have a minimum level of natural light and ventilation; this equates to a window area of more than 10% of the floor area of which 50% should be openable.

If the fire concern at point 1 is addressed and it is confirmed that the natural light and ventilation levels are satisfactory then I would have no objections to the application.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

[Coronavirus: Stay at home, Save lives](#)



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