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**To:** Planning <[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)>  
**Subject:** Bank House non material amendment

NYM/2018/0526/FL

Chairman, council members, secretary.

These notes give information on the application for a non material amendment to the living accomodation to the rear of Bank House, Grosmont.

We have worked closely with the planning department at NYMNP (Megan O'Mara, Wendy Strangeway) and also our builder and architect to overcome a small limitation of the ground floor of the garage/store conversion. This has been solved by a small increase in height of the ground floor and extra structural

support of the walls (low level plinth). These works have of course been inspected and all passed. However, the small increase in height (353mm) does compromise the headroom in both the ground floor room and as a knock on effect, the upper floor room. The preferred solution to this is a simple increase in eaves height and a small reduction in roof pitch so that the ridge height would be exactly the same as that in the approved full planning application. Thus the eaves height is 353mm approx higher but the roof ridge would be no higher. The building is then within the same spacial dimension. The difference on the revised plan at 1:100 scale is approx 3mm, difficult to see as its so small!

The building roof is slate and all conditions are met for its character as approved.

Megan working with Mark at NYMNP planning has indicated that the rendering on the blown brickwork could be "Stone" and this would be no problem to us.

Trust this information is helpful to secure a sound solution to the garage/store to be attached to Bank House.

Roderick and Susan King