

From:
To:
Cc:
Subject: Comments on NYM/2021/0271/FL Bracken View, Egton
Date: 07 June 2021 15:46:39

The planning permission for the construction of this dwelling sought to retain the character of the conservation area and local village in proportion to its significance. The submitted elevations that form part of the approval and the decision notice ensure the character of the area is protected and both state that the windows and doors should be of timber construction (condition 16 of NYM 4/032/0194/PA). The proposal is contrary to what this condition sought to protect as part of the development.

uPVC is not a traditional material and it ages differently compared to timber, looking alien in traditional buildings. Moreover the standard shelf life for UPVC windows is 20 years. Given that this existing windows have been in for approximately 20 years the benefits of uPVC are non-existent. We are aware that there are properties in the village that have replaced their windows in the past with uPVC and this has eroded the character of the area, as the applicant references. This was done under permitted development rights and did not require planning permission prior to 2006. However, in 2006 an Article 4 direction as applied to a number of conservation areas in the NYM, including Egton which removed certain permitted development rights, including alterations to windows. This was done in direct response to this loss of character. This was placed on the conservation area less than 5 years after the permission for construction of Bracken View was granted.

Whilst I appreciate the current windows are mock sashes and not particularly well detailed, they are of timber construction and so fit with the grain of the village and local area. They are also rather fine in detail and do not lead to a bulky frame. The proposal to utilise uPVC no matter how they are detailed will introduce an alien and modern material in this building, and the proposals are therefore objectionable.

Furthermore the proposed wood grain would not imitate a painted finish. The means of opening for the proposed is also not traditional. Both of which would be of further detriment of the character of the building and the contribution it makes to the conservation area.

I appreciate the existing windows might be beyond repair I would not object to their replacement, nor would I object to the slight alteration of style to use sliding sashes rather than hoppers. However, there is no convincing justification to state that timber windows are not appropriate for this building, in fact the survival of these windows for 20 years would attest otherwise. Timber windows survive the elements much better than the public often given them credit for (accoya sometimes guaranteed for 50 years), they are also more thermally efficient than uPVC and more easily recyclable, so far better for the environment.

In the exercise of its planning functions with regards to development which affects a Conservation Area or its setting, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 184 of the National Planning Policy Framework (NPPF) advises that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance”.

Paragraph 193 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

The proposal would cause harm to the conservation area by detracting from the local materials utilised in this building and exhibited elsewhere in the conservation area. It is also in direct contradiction to the aims of the conditions applied to the original planning permission. As there are no overriding public benefits to the proposals I cannot support this proposal and therefore object. There is arguably no private benefits of the proposal in terms of maintenance or efficacy to the applicant. I would encourage the applicant to submit revised details for timber windows, which I would be better able to support.

From: planning@northyorkmoors.org.uk
Sent: 07 June 2021 15:44
To: Planning
Subject: Comments on NYM/2021/0271/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Please see email to planning and case officer

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

Comment Type is Object with comments
Letter ID: 566876

From:
To: [Planning](#)
Subject: Bird, bat and swift informatives 10.05.2021- 16.05.2021
Date: 24 May 2021 09:47:28

Hi Planning,

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

NYM/2021/

0371/FL - 75 High Street, Castleton
0367/FL- Birch Hagg Barn, Off Lund Road, Farndale
03332/FL - Keasbeck Hill Farm, Harwood Dale
0271/FL - Bracken View, High Street, Egton
0343/FL - Low House, Station Road, Castleton
0341/FL - Monket Cottage, Daleside Road, Farndale
West
0340/FL - Low Muffles, Hartoft
0351/FL - House on the Hill, Bank Lane, Faceby
0349/FL - Raincliffe Barn, Low Road, Throxenby
0312/FL - Flither Cottage, 4 High Street, Staithes

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

NYM/2021/

0371/FL - 75 High Street, Castleton
0367/FL- Birch Hagg Barn, Off Lund Road, Farndale
0343/FL- Low House, Station Road, Castleton
0341/FL - Monket Cottage, Daleside Road, Farndale
West
0340/FL - Low Muffles, Hartoft

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

NYM/2021/

0371/FL - 75 High Street, Castleton
0341/FL - Monket Cottage, Daleside Road, Farndale
West
0340/FL - Low Muffles, Hartoft

Thanks,
Victoria

Victoria Franklin
Conservation Graduate Trainee

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

From:
To: [Planning](#)
Subject: RE: NYM/2021/0271/FL
Date: 24 May 2021 15:40:54

Good afternoon

The next meeting that the council will be able to comment on this is not until 15 June. Are the council ok to send comments then.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From: planning
Sent: 12 May 2021 11:46
To: E
Subject: NYM/2021/0271/FL
Importance: High

Reference: NYM/2021/0271/FL.

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: RE: NYM/2021/0271/FL
Date: 16 June 2021 14:10:38

Good afternoon

The council had no objections to this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council