

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2020/0887/LB - Case Officer Mrs J Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 18 June 2021 09:53:30

Given the omission of works to the second floor I am better able to support this application. It is rather regretful for a flue, I understood that the builder had managed to find a way to install within the chimney. I note that the agent mentions it is a small flue on the plans received. At this stage it would seem reasonable to approve subject to the following conditions (sent to case officer)

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

Comment Type is Comment
Letter ID: 568611

From:
To:
Subject: Comments on NYM/2020/0887/LB Maryondale
Date: 18 June 2021 10:00:02

Given the omission of works to the second floor I am better able to support this application. It is rather regretful for a flue, I understood that the builder had managed to find a way to install within the chimney. I note that the agent mentions it is a small flue on the plans received. At this stage it would seem reasonable to approve subject to the following conditions (sent to case officer)

No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. All other external lighting and paraphernalia should be removed. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

All pointing and in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority, which includes mortar mix (based on a typical mix of a non-hydraulic quicklime mortar mixed at 1:3 (dry non-hydraulic quicklime: sand), method of application, finish and may include a sample area if so required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority

No work shall commence on the installation or replacement plasterwork (excluding modern studs), limewash/paint finishes and insulation in the development hereby permitted shall accord with a specification approved in writing by the Local Planning Authority, which includes a traditional lime mix, method of application, finish, details of function and may include a sample area if so required by the Local Planning Authority. The plaster shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

No work shall commence on the installation or removal of any doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all doors (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

All pipework/cabling and other services related to the internal accommodation is to be located internally unless agreed in writing with the Local Planning Authority

No work shall commence on the demolition, alteration or renovation of any part of the building to which this permission/consent relates until the applicant has submitted, for the written approval of the Local Planning Authority, a schedule of works to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface (affected by the works) and to provide protection for the building against the weather during the progress of works. The work shall not be carried out other than in accordance with the details so approved.

The roof of the development hereby permitted shall maintain its original structure and covering, the details any additional tiles required to make good of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority

The new internal stud walls in the development hereby approved shall be timber boarding where possible and shall be constructed so as to scribe around existing skirting, dado, cornice and other similar mouldings and shall not cut into or in any way damage the said architectural features,.

Informative

This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application and listed on the decision notice. Any variation of the works or additional works found to be

necessary before work starts or while work is in progress, or required separately under the Building Regulations, may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.

From: planning@northyorkmoors.org.uk
Sent: 01 June 2021 19:20
To: Planning
Subject: Comments on NYM/2020/0887/LB - Case Officer Mrs J Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

The proposed layout do not retail the floor plan as it is and this is the basis of my objection. The only bits that appear to be retained as is are those which have been altered in the past. So are of little values. The justification offered does not address the heritage concerns, and bases the justification on personal benefits which are not considered acceptable in terms of harm and the NPPF.

In the interest of progressing this matter I would suggest a site visit to discuss the matter in the building.

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

Comment Type is Request for a meeting
Letter ID: 567288

From:

Subject: Comments on Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay NYM/2020/0887/LB
Date: 26 January 2021 13:58:27

Above the first floor level this building is intact externally. Internally the building has been stripped of many features of merit. What remains are a few fireplace, the plan form and traditional materials, all of which contribute to the special interest of the building.

Regarding the relocation of the flue. I have concerns about it penetrating through internally but would accept this if the overall impact was to benefit the listed building. Unfortunately the flue through the roof of the building is completely inappropriate for a listed building in a conservation area with a prominent roofscape. There would traditionally be no flues exiting domestic properties in this manner because they would all have used the chimneys. The planning statement which claims that this approach is compatible and sympathetic is completely unfounded. The planning statement further states that the flue cannot go through the chimney. I note the quantity of bends is mentioned. Could the applicant please submit an engineers report to substantiate this claim? Has the flue going through the building to the attic and then bending at this level to meet the chimney stack (2 bends) been considered?

Internally at 1st floor level I have no objection to the subdivision of the space to create a bedroom and bathroom or the removal of the staircase to the 2nd floor. The junction for the new second floor staircase and window is a little compromising. However, if the applicant were minded to finish that internal wall with matchboarding or timber panelling then any views of it through the window would make the alteration appear more historic. As this was a typical way to create internal divisions in the bay.

At second floor level I object to the removal and relocation of the walls. From the evidence submitted and shown through case history the majority of these appear to be historic, particularly the walls either side of the current or historic stairwells. In the video submitted these are all shown to be masonry walls or covered with lime plaster when not hidden by tiles. Either material would indicate age. Whilst the stair from the first to the second floor may be a replacement, it is in its original location. Has the applicant considered simply reinstating the historic floor plan (excluding the ground floor) as this would create the same number of rooms over two units but allow what is left of the internals (mostly the floor plan and fabric)where it exists)) to remain.

I believe what the applicant is trying to achieve can be accommodated within this building without harming the buildings special interest, which unfortunately I believe the current proposals do. As such I object to this proposal but would welcome positive discussions with the applicant to address the concerns raised above.



PLANNING APPLICATION PERMISSION DECISIONS

Full Parish Council meeting held on

Wednesday 16th December 2020 at 7pm via Zoom

1. Planning applications

These planning permissions were identified in the advertised agenda

Planning App. No.	Address	Detail of application	Council discussion motion
NYM/2020 /0935/FL	Hogarth Hall, Boggle Hole Road, Fylingdales	Application for erection of nine holiday lodges with associated internal access tracks, parking and landscaping works and creation of multi -use access tracks bypassing existing cottages (part retrospective)	The Council discussed this at length. They felt that it was a blot on the landscape, would create light pollution, damage to the landscape, there would be significant access and traffic issues and that the development would be seen from the right of way and thus affect the look of the area. The Council also felt proper planning should have been sought before any development. <ul style="list-style-type: none"> <i>Motion to strongly reject the planning application was proposed, seconded and unanimously agreed. Motion passed.</i>
NYM/2020 /0837/LB	Wesley Cottage, The Square, RHB	Listed Building consent for re-plastering works and reinstatement of staircase removed to facilitate the work	The Council discussed this at length. They felt the work was being done sympathetically and it was appropriate. <ul style="list-style-type: none"> <i>Motion to state 'No Objections' to the planning application was proposed, seconded and unanimously agreed. Motion passed.</i>

These planning permissions were identified in the Clerk's report

Planning App. No.	Address	Detail of application	Council discussion motion
NYM/2020 /0945/LB.	Darnholm, The Square, Robin Hoods Bay	Listed Building consent for internal alterations, installation of new and replacement dormer	The Council discussed this at length. The Councillors noted that there was scaffolding already in place and that some of the issues for the planning may have been caused by a lack of



Fylingdales Parish Council



... at the heart of the community, for the community...

NYM/2020 /0944/FL	Darnholm, The Square, Robin Hoods Bay	Alterations, installation of new and replacement dormer windows	<p>maintenance. They discussed that they would understand why the dormer should be replaced but that it should be at the same dimensions and look of the original – not to increase the size at all or the appearance.</p> <p>The Councillors agreed that while the property has two planning applications, they should be considered both at the same time and any decision to apply to both.</p> <p>The Chair asked for two motions:</p> <ul style="list-style-type: none"> • <i>Motion to state that the current dormer can be renovated and restored 'like for like' was proposed, seconded and unanimously agreed. Motion passed.</i> • <i>Motion to OBJECT to any new dormer on the site was proposed, seconded and unanimously agreed. Motion passed.</i>
NYM/2020 /0734/LB	Seascape, King Street, Robin Hoods Bay	Listed Building consent for erection of railings and gate to road side boundary and laying of stone flags to terrace	<p>The Council discussed this at length. They agreed that the application and the reasons did have specific reasons which would make the area look nicer be in line with what the community needs.</p>
NYM/2020 /0729/FL	Seascape, King Street, Robin Hoods Bay	Erection of railings and gate to road side boundary and laying of stone flags to terrace	<p>The Councillors agreed that while the property has two planning applications, they should be considered both at the same time and any decision to apply to both.</p> <ul style="list-style-type: none"> • <i>Motion to state 'No Objections' to the planning application was proposed, seconded and unanimously agreed. Motion passed.</i>
NYM/2020 /0885/FL.	Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay	change of use of upper floors to dual use (2 no. principal residence dwellings or 2 no. holiday cottages) together with relocation and replacement of extractor flue	<p>The Council discussed this at length. The Councillors felt as the building is in poor condition it was appropriate that it be brought back to a good standard. The Council was aware that the new extractor fan would be a lot quieter.</p> <p>The Councillors agreed that while the property has two planning applications, they should be</p>



NYM/2020 /0887/LB	Maryondale Cottage and Chip Shop, Albion Street, Robin Hoods Bay	Listed Building consent for relocation and replacement of extractor flue and internal alterations to enable use of upper floors as 2 no. principal residence dwellings or 2 no. holiday cottages	<p>considered both at the same time and any decision to apply to both.</p> <p>The Council stated they would prefer the development to be residential due to car parking issues but appreciate this can be only be a request not a stipulation</p> <ul style="list-style-type: none"> • <i>Motion to state 'No Objections' to the planning application was proposed, seconded and unanimously agreed. Motion passed.</i>
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2. Planning application at Middlewood Farm Holiday Park

The Clerk had previously in the Clerk Report had explained the current position.

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0887/LB - Case Officer Mrs J Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 17 December 2020 18:03:28

Can we please have an extension of time to allow for a site meeting?

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

Comment Type is Request for Extension of Time for Submission of Comments
Letter ID: 557870

From:
To: [Planning](#)
Subject: Bird, bat and swift informatives 07.12.2020-14.12.2020
Date: 16 December 2020 17:07:31

Hi,

If the following applications are approved please can a bat, bird and swift informative be included within the decision notice

NYM/2020/ 0959/FL- Thatchmire Farm, Liverton Road, Liverton
0887/LB- Maryondale Cottage and Chip Shop, Albion Street, Robin
Hoods Bay

Thanks,
Victoria

[Victoria Franklin](#)
[Graduate Conservation Trainee](#)

[North York Moors National Park Authority](#)
[The Old Vicarage](#)
[Bondgate](#)
[Helmsley](#)
[York](#)
[YO62 5BP](#)