
From: Neil Duffield
Sent: 25 June 2021 16:43
To: Planning;
Cc: Ailsa Teasdale
Subject: RE: NYM/2021/0175/FL E12028-10 Nymnp letter 25-06-21
Attachments: L12028-02 A Teasdale nymnp 25.06.21.pdf

Hi Ailsa,
Apologies for the delay in providing this but now attached is a letter with our thoughts in respect of your previous comments.
Please contact me with your thoughts on this once you have had time to consider its contents.

Kind regards
Neil

From:
Sent: Thursday, May 27, 2021 12:12 PM
To:
Subject: NYM/2021/0175/FL
Importance: High

Reference: NYM/2021/0175/FL.

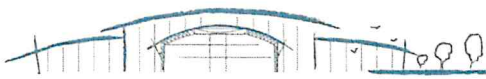
The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you 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

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NID/NC/L12028-02
25th June 2021

Dear Ailsa,

Alteration and extension, 2 Railway Cottage, Goathland
Ref: NYM/2021/0175/FL

Further to your letter dated 27/05/2021 and me subsequently discussing its contents with our client, we are, as you probably anticipate, shocked and disappointed by the conclusions drawn.

Your Authority's research and background relating to the properties and rail history is interesting and relevant but the conclusions drawn go beyond what we consider to be reasonable Planning Advice.

As you note, the building is not designated. In my experience I have never come across a none designated heritage asset to be prevented from **any extension** as you state;
"any form of extension to this property is unlikely to be able to be supported"

Your comment;

"conservation area designation applies in equal force to all elevations, regardless of visibility"

Is relevant but should always be taken in context.

In this instance you confirm the symmetry when viewed from the train line was important, and that other buildings (you avoid the word extension) would be tucked around the back. This in its self confirms that when taken in context the treatment of different elevations has always varied. This is supported in the most basic way by Permitted Development rights which are very limited to the front of a building.

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Design Award Winners 2010, 2012

Having said this, we believe that some form of extension should be allowed and we would like to work with you to explore this. Often a contrast of design and material is used.

You will have noticed the extension was set back from the east elevation to ensure the lines of the original symmetrical elevation are retained and the stone buttress is the dominant feature. This would be more dominant if a different but traditional material was used.

You also seem to assert that the 1800's ethos, "design intent was more important than providing space for inhabitants" is reason to prevent extensions? It would seem very unreasonable to continue this opinion in the 21st Century.

On a personal level, the applicant has lived, worked and run a business all his life in Goathland. These proposals give the opportunity to continue to live in the village without having to sell their property and move elsewhere. You will no doubt be aware of the difficulty to obtain houses in this location. Like you we would prefer the design to be acceptable to all parties.

We also note that the local parish council support the application and Natural England have no objections. Given this situation, we presume if agreement can not be reached with Officers that any Authority decision would need to be made by Committee.

Also noted are the observations made by the Woodland Officer and we appreciate further details are required to ensure no negative impact to trees on the adjacent property.

I would therefore suggest that we provide an amended design after discussions with you to achieve a positive outcome.

Yours sincerely

Neil Duffield

cc. Client