

From:
To: [Planning](#)
Subject: Thornton le Dale Parish Council - Various Planning Consultations - Feedback
Date: 07 July 2021 12:24:08
Importance: High

Hi

Please find below the PC's feedback on the current planning applications, as follows:

NYM21 0423FL - Go Ape Dalby Forest – Container Office – extension to previous planning approval. **Resolved:** No objections

NYM2021 0310FL Langhills Church Lane dormer windows roof lights & parking **Resolved:** No Objections

NYM2021 0426FL Ellerbeck House extension - Resolved: No Objections

NYM2021 0464FL Holly Cottage Maltongate garage alternations **Resolved:** No objections

If you can ensure that this feedback is processed accordingly.

Thanks and regards

Emma

EMMA DOUGLAS-SMITH (Ms)
Clerk & Responsible Financial Officer
Thornton le Dale Parish Council
PO BOX 92
PICKERING YO18 9AT

Web site: www.thornton-le-dale.org.uk

Please note the Clerk works part-time 15 hrs per week, normally over a 3 or 4 day period Mon– Weds/Thurs. All messages will be dealt with at the earliest opportunity, in line with work-load and priorities.

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From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0426/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP
Date: 01 July 2021 18:03:02

Ellerbeck house is a latter 20th century house within Thornton Dale conservation area. It is detailed to be traditional with sandstone build under a tiled roof with timber traditional style windows. In 2008 permission was granted to extend the garage and link to the main building to form a garden room. This garden room takes inspiration in design from other traditional outbuildings. Despite the relatively modern age of the building as a whole the ethos of paying homage to traditional design results in the development sitting well within the conservation area.

The proposals are for a modest extension with a flat roof and roof lantern to provide a second dining room.

Roof lanterns were traditionally found on greenhouses (or similar building for growing plants) on substantial properties such as country manors and stately homes. They were not viable for homes of a middle class or lower income status. As such they would not have been a common feature of the conservation area. The Hall would have been one of the few properties where such a feature could have been found, but the Hall had more a more regular and productive hothouse in the walled garden that now forms the NYMNPA carpark. As such this feature in historical terms is out of character for this type of building. Furthermore they would have almost always been associated with a walled garden or leading directly from the principal building. As such this type of extension is also out of character for the ancillary link part of the building. Given that this building has otherwise achieved a fairly successful design for a property of its age in the conservation area, this incongruous addition would be harmful to the character of the building and the conservation area. The NPPF and SPI both require that any harm to a designated heritage asset can only be balanced on the public benefits of the proposal then unfortunately I must recommend it for refusal on heritage grounds as there are only private benefits of the proposal.

The incorporation of the garage and extension in 2008 would by my calculation represent an increase in usable floor space of 30% or more. As such any further extension would also be contra to policy CO17. It would not seem worthwhile to suggest alternate designs that might sit better with the existing building given the aforementioned fact but if planning were minded to allow some extension please come back to me for further comments.

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

Comment Type is Comment
Letter ID: 568445

From: Victoria Franklin
Sent: 22 June 2021 14:08
To: Planning
Subject: Bird, bat and swift informatives 06.06.2021- 16.06.2012

Hi Planning,

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

NYM/2021/

0433/FL- 1 Mill Lane, Iburndale
0430/FL - Lower Farm, Stoney Moor, Newton-upon-Rawcliffe
0426/FL - Ellerbeck House, Priestmans Lane, Thornton le Dale

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

NYM/2021/

0433/FL- 1 Mill Lane, Iburndale
0430/FL - Lower Farm, Stoney Moor, Newton-upon-Rawcliffe
0426/FL - Ellerbeck House, Priestmans Lane, Thornton le Dale

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

NYM/2021/

0433/FL- 1 Mill Lane, Iburndale
0430/FL - Lower Farm, Stoney Moor, Newton-upon-Rawcliffe
0426/FL - Ellerbeck House, Priestmans Lane, Thornton le Dale

Thanks,
Victoria

Victoria Franklin
Conservation Graduate Trainee

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

www.northyorkmoors.org.uk

From:
To: [Planning](#)
Subject: RE: NYM/2021/0426/FL - single storey extension Ellerbeck House Priestman"s Lane
Date: 09 June 2021 13:30:36

Dear Helen

Sorry to have to bother you again, however the above planning application 21 day consult deadline again falls before the next Parish Council meeting due to be held on Tuesday 6th July 2021. Therefore, could I request an extension to at least the end of that week to allow time for the PC to consider this matter ?

Thanks and regards

Emma

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