
From: Neil Duffield
Sent: 18 June 2021 17:12
To: Planning
Cc: Megan O'Mara
Subject: NYM/2021/0291/FL Hawthorn Hill Cottage E12034-39 Nymnp details 18.06.21

Hi Megan,

Thank you for your letter dated 14th June.

I have been in touch with the clients and we have worked on a series of alterations following the comments made. Drawings are attached; D12034-01D Block Plan, 04D Floor Plans and 05D Elevations.

In order of your points:-

- Glazing to the South Facing elevation has been significantly reduced. The amount now matches the existing elevations, this includes the 2 rooflights which are modest at 0.75x0.5m
- Our client will also ensure the new glazing is set in reveal of approximately 200mm.
- If a film or glass treatment is felt to be appropriate your direction on this (the effect required) would be appreciated.
- The Entrance Porch has been removed and the door covered by the overhung roof. This ensures the ground below will remain unaltered and no further extension will be proposed.
- In respect of any landing adding to the 30% I feel this is a little pedantic as when viewed as a proportion of the overall building footprint.
- In terms of the roof over the Entrance it has been designed to allow the improved stair position and remove a further part of the very flat roof area which exists. The new stair means that the Living Space does not continue to be used as a corridor/circulation space which is one of the many issues with the current layout. The pitched roof presents a traditional appearance and I feel that once we removed the gable over the Entrance as requested during the Pre App the façade no longer presented a Porch like appearance.
- The roof over the Entrance is set lower than the existing roof.
- Because we have removed the extended area completely we trust there is no longer a conflict with the designated site.
- Our clients will provide a Construction Environmental Management Plan, we request this be conditioned.
- Our clients will provide information towards a HRA, again could this be conditioned.

Package Treatment Plant

The intention is that this installation will improve the current situation by replacing an old system of foul drainage which has not been upgraded for many years.

We would hope that the effect of waste water on the surrounding area will be significantly improved by this investment.

Trees

Please see attached pictures of the existing trees.

There is a small group including we believe a Larch to the West of the site just over the boundary wall, with a small elder within the site. It is not anticipated these will be affected by the works. The Buildings do not extend any closer. A larger tree (sycamore) is within the site and a picture is attached. Again the Building works will not affect this and our clients wish it to be retained.

A protective fence can be erected during the site works and a condition that no storage, fires or groundworks are to be carried out below its canopy.

I hope that the alterations and compromises' shown allow your support of this application and that you appreciate our clients desire to improve the overall appearance from the historic unique changes.

Should you have any queries just let me know.

Kind regards

Neil



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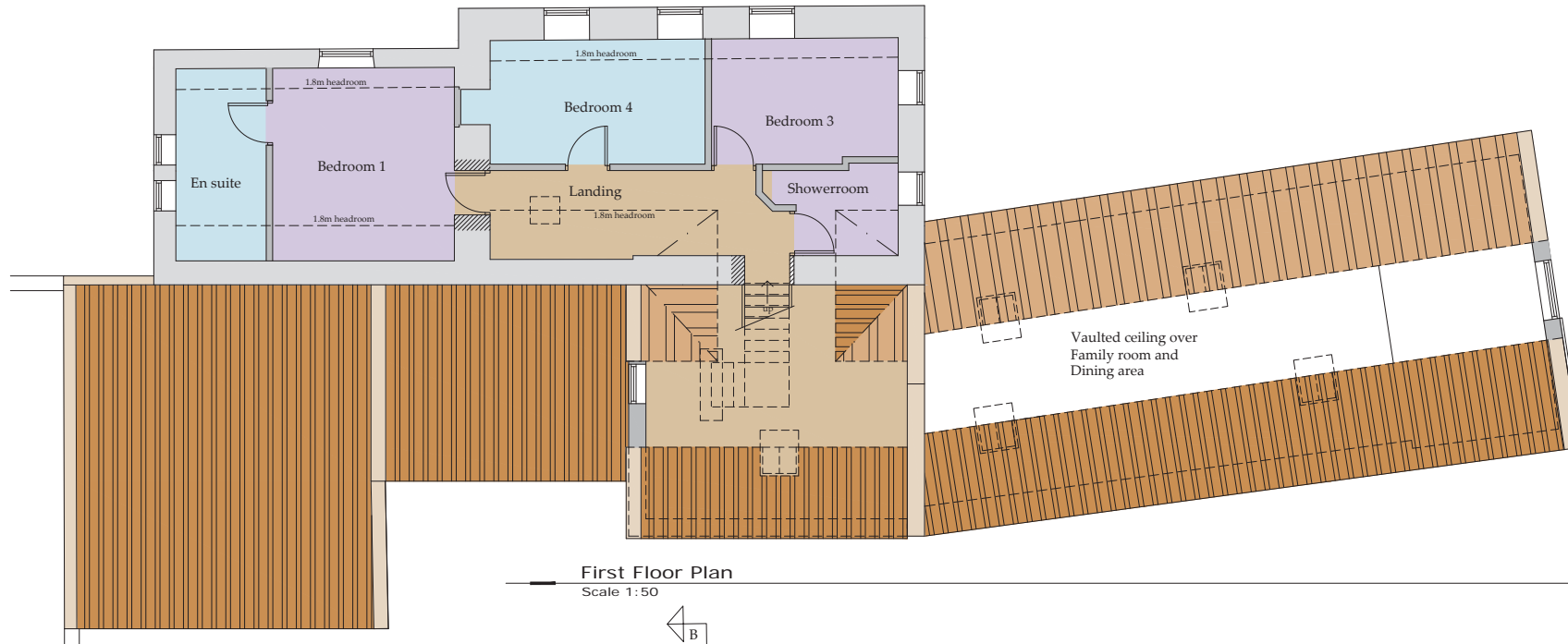
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First Floor Plan
Scale 1:50



Ground Floor Plan
Scale 1:50

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NYMPPA
19/07/2021

AMENDED

D	17/06/21	CE	Amended to suit planners
C	14/04/21	CE	Minor mods
B	12/04/21	CE	Amended to suit client
A	17/03/21	CE	Issued for approval

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CLIENT: Mr A & Mrs C Nicholson

PROJECT: Hawthorn Hill Cottage
Goatland YO22 5LL

DRAWING: Proposed Plans

DRAWING STATUS: Preliminary

DRAWN: C Eynon CHECKED: N I Duffield

SCALE # SIZE: 1:50 @ A1 DATE: 17/03/21

DRAWING No: D12034-04 REV: D

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NYMNPA
19/07/2021

AMENDED

REV	DATE	BY	AMENDMENT
D	18/06/21	CE	Colour added
C	17/06/21	CE	A.Mended to suit client
B	14/04/21	CE	Minor mods
A	03/03/21	CE	Issued for approval

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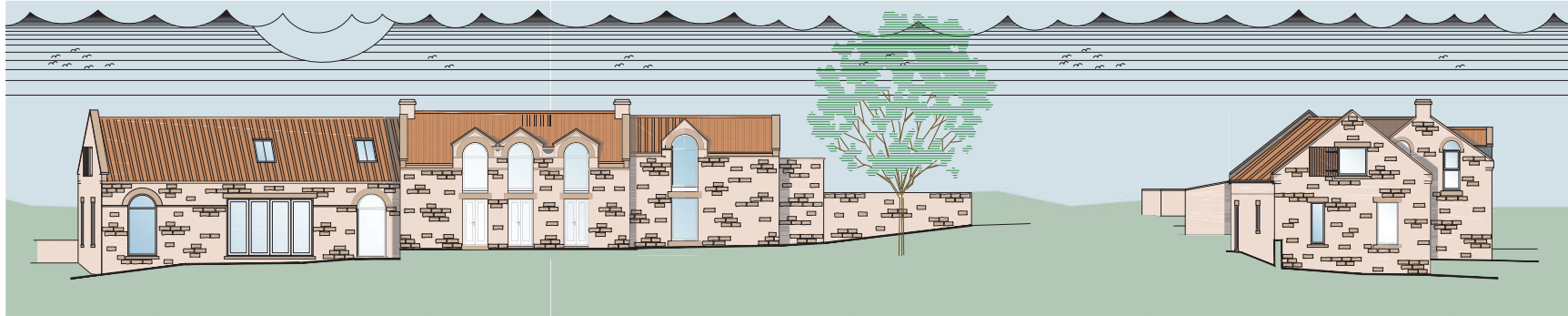
Drawing: Proposed Elevations

DRAWING STATUS: Preliminary

DRAWN	CHECKED
C Eynon	N I Duffield

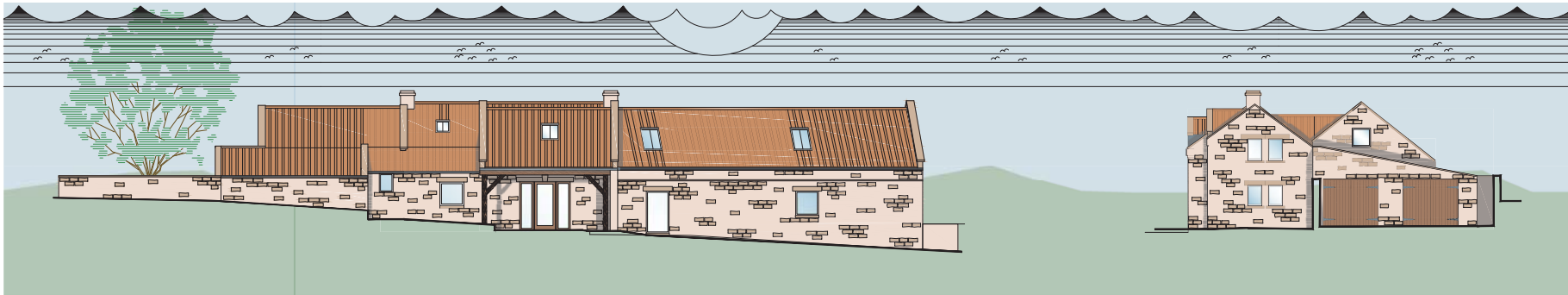
SCALE & SIZE	DATE
1:100 @ A1	03/03/21

DRAWING No.	REV.
D12034-05	D



South Elevation
Scale 1:100

West Elevation
Scale 1:100



North Elevation
Scale 1:100

East Elevation
Scale 1:100