

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0461/CVC - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 16 July 2021 11:40:15

Condition 11

Regarding the bifolds we would suggest the applicant looks to install a bi-fold with a square jointed frame rather than a mitered joint, which is considered a more recent design of window frame detail.

I cannot tell the finer details of the windows as no sectional information has been provided. I also cannot tell where in the site they are design for. I presume they are for the main house, as the design is replicating the existing, which is of course acceptable. I would have thought that given the size of opening, the house would have traditionally had vertical sliding sashes, probably 8 over 8. Which the applicant might wish to consider. If these windows are for the barns however, they will not be suitable in style as they are over domestic. We usually look for, hoppers, ventilator style windows or chunky single pane frames, set deep within the reveal for barn conversions. Examples of which can be found in the relevant design guidance. Happy to advise in this regard

There are no door details.

It would be useful if the elevation drawings could be marked up to make these details more clear.

Condition 12

Presuming the applicant means 'Green Glade' that is suitable.

Condition 16

The Fakro rooflights are unfortunately not considered suitable for this development. We ask that rooflights be traditional in style, materials and means of opening. This is why the condition is worded to include details such as the window should be top hung and metal. The Fakro rooflights are of a pine construction which is laminated. The result of which is an overly bulky frame and projecting top bar which ruins the aesthetic of the window and does not replicate traditional rooflights. I have included a photo below to illustrate the difference. Should the applicant wish for a list of suitable rooflights, please ask and we will be happy to advise.

Condition 18

Please approve

Condition 20

No Comment on sewage works

Condition 22,

No comment of landscape management plan

Condition 27

No comment not NE licence

Condition 28

Please approve the HBR WSI submitted. Please note the condition cannot be discharged until the final report has been completed in strict accordance with the WSI and archived.

Condition 29 and 31

There is a list of items in the schedule, but not details of the items themselves. Would it be possible for the applicant to send pictures of what is proposed? Has the drawing dated 20.05.2021 been uploaded to the file?

Condition 32

It is a shame, is there no external surfaces where these could be used. If not then I am happy for them not be reused but would suggest they are sold on or given to an architectural reclamation yard so they can have a life somewhere else rather than destroyed or sent to land fill.

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

Comment Type is Comment
Letter ID: 569262

From: Nick Mason

Sent: 02 July 2021 09:38

To: Hilary Saunders

Subject: RE: HBR

Thanks Hilary, at a brief glance this looks pretty good but as a HBR it's for Maria to sign off. Thanks,

Nick Mason
Archaeology Officer

From: Mike Hawtin
Sent: 25 June 2021 08:15
To: Hilary Saunders
Subject: RE: 2021/0461/CVC

Hi Hilary

As the applicant has confirmed they will install one of the suggested DSF lights with a compliant colour temperature bulb I'm happy and have no further comment.

Kind regards
Mike