
From: Steven B Reed
Sent: 20 September 2021 15:48
To: Megan O'Mara
Subject: Re: 2021/0538 Mill Lane Farm, Lealholm

Hi Megan, further to our telephone conversation this afternoon, I can confirm that the window to the Current bedroom and proposed bedroom to the south end of the house is large enough to be replicated, given an opening of 90 degrees will suffice as an escape window as the window opening would be 75cm wide and 90cm in height. No alteration to the stonework would be necessary. To enhance and eradicate any concern with the floor/ ceiling to the proposal, both sound proofing and intumescent plaster boards will be required between the two rooms with at least a 30 minute escape time.

I would also like to say that the proposal at the north end, to the mezzanine floor , the window dimensions are larger, 80cm wide and 90 cm in height, therefore also once hinged to 90 degrees, will also act as an escape window.

With regards to the septic tank, I can confirm that water is discharged through a soak away system, with water draining through a pipe and any water overflow through this pipe into the subsoil and not into any local watercourse. The capacity of this tank will be more than enough for the current situation alongside the proposed. I hope this has alleviated any concerns. Regards. Steve Reed.

Sent from my iPad

On 17 Sep 2021, at 10:48, Megan O'Mara

wrote:

Dear Mr Reed

I have received some comments from Scarborough Borough Council in regard to the above development. Please see their comments below for the applicant to consider.

1 - There is a fire safety concern with the proposed small holiday cottage (at the south end of the farmhouse); the ground floor is open plan and there is no fire protection between the kitchen area and the bedroom on the first floor. As the escape route would be through the high-risk ground floor the window to the bedroom should be an escape-window giving the occupiers an escape route from the bedroom. The current window aperture would need enlarging to accommodate an escape window.

2 - The mezzanine floor in the second holiday cottage is described as a living area but should this ever be used as a bedroom the same issue would arise.

Kind regards

Megan

Megan O'Mara

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Mon to Fri - 9:00am to 5pm

Following the Government's cautious easing of national restrictions since 29 March 2021 and the recent easing from 17 May, Planning Officers are now available to meet on site or at the office in Helmsley by prior appointment and subject to adherence to the Authority's Covid-19 safeguarding protocol (in the case of pre-application advice this will be subject to the normal fees). The office in Helmsley is likely to re-open to the public on 21 June, however until this date staff will be available to answer telephone calls and receive mail during normal office hours. For further information visit our Planning Coronavirus Webpage.