

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0274/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 01 October 2021 15:34:37

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The site meeting was useful to discuss some of our concerns and I am pleased to see that amendments have been made to utilise the two smaller rooms one as an ensuite to Bed 1 (to save the subdivision of the room layout) and the other as a bathroom to serve the two attic rooms. This will involve some internal pipework however this has been minimised by avoiding the decorative hallway and overall the harm would be less than the subdivision of the room layout of Bed 1.

With regards to the alterations proposed in the two attic rooms, we would maintain our objection to the alteration of Bedroom 4 as this section retains more historic fabric as evident by the hand forged hinges to the cupboards. We would however accept the moving of the walls to Bed 3 as proposed.

When we met on site, we discussed the possibility of reusing the window, currently being used as a cupboard in the current kitchen area, in the rear of Bed 2/ensuite/bathroom as we felt that this where this sash could have originated from before the room was subdivided into a bathroom and ensuite. It is likely that a new frame would be needed but the sash itself looked to be in reasonable condition. This should be conditioned as part of any approval.

We also discussed options for the rear window in the current kitchen area (proposed study) and considered that a Whitby composite would be more appropriate than the vertical sashes proposed. I will send a photo separately to the case officer to forward.

Please could the elevations be amended to include these changes.

Otherwise no objections to the proposal.

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

Comment Type is Comment  
Letter ID: 574134

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0274/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 19 August 2021 14:04:50

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It is considered that a site visit will be useful to discuss the points raised and contact will be made with the agent.

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

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 571131

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0274/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 09 June 2021 15:46:02

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comments sent via email

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

Comment Type is Comment  
Letter ID: 566003

**From:**  
**To:**  
**Subject:** Pond House, 34 Main Street, Aislaby - 2021/0261/FL & 274/LB  
**Date:** 09 June 2021 15:44:58

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## **Pond House Aislaby**

Firstly apologies for the delay in responding to this application but please see below my comments in response to the proposed scheme which I have bullet pointed for ease. It is a shame that pre-app advice was not sought as although we accept the principle of extension, many of these details mentioned below could have been addressed prior to submission and as such would have allowed for quicker assessment and determination of the applications.

### **Internal alterations:**

- It appears from the plans that the rear wall of the music room/snug and west wall of the outbuilding are to be demolished and rebuilt but yet no mention is made of this in the supporting statement. It also it would appear that the openings in the outbuilding/utility room have been rearranged (in addition to the new gable opening proposed). Please could this be clarified?
- Further details are required of the proposed insulation to the music room/snug and also the attic to ensure the system used is breathable and would not lead to condensation issues, but can be condition if preferred.
- Bedroom 1 and the introduction of ensuite would lead to loss of an inbuilt cupboard that frames the fireplace. No photo of this has been included and as such I have concerns about this and the loss of historic fabric and loss of symmetry within this room which is important (same reasoning to resist any new door to the sitting room below). Could the proposed dressing room be the ensuite instead?
- Concerns are also raised regarding removal of the cupboards build into the roofslope. The wood chip obviously modern but the doors appear to me more historic with old H hinges and as such should be retained in situ.
- I would recommend that any new internal stud walls are finished in timber vertical panelling (rather than plaster) in order to replicate vernacular detailing. This can then be painted or wallpapered to match the décor of the room.

### **External alterations:**

- The proposed snug is already served by two windows and therefore do not see the justification for the rooflight. Please could this be omitted?
- Bedroom 2 ensuite – no objections to the alterations proposed but it is suspected that the window which forms a unit in the kitchen (as shown in the attached photo) could be from this opening in the bathroom. Please could this be looked into further as if the proportions are correct we would request that this window be reinstated? It is felt that the use of a Yorkshire sliding sash would be appropriate for this rear elevation which is less formal in character and appearance, rather than the sash proposed.
- Current kitchen window – I am not convinced that this opening is historic. As suggested above, this rear elevation is much more informal than the front elevation and as such I have reservations about the use of the tripartite vertical sash. Could consideration be given to using a Yorkshire sliding sash (probably a three sash)?
- With regards to the rear extension, I have no objections in principle to an extension of this appearance and design, but it should be limited to extend behind the main 3-storey

element of the house and not extend across the eastern wing. One of the principal characteristics of Pond House is its symmetry, with the main three storey house forming the central section which is book-ended by two smaller single storey wings. The proposed extension would extend beyond the main part of the house, overlapping the side (eastern) wing, linking into the outbuilding, and as such unbalances this symmetry. There does appear to be a lot of space taken up by the wc and passage (these elements take up nearly half of the rear elevation) and therefore I wonder whether these elements could be amended/relocated. The extension should also be narrower in its depth so that its footprint is smaller than that of the main house.

- Please could it be clarified as to whether the Scoria bricks are to be reused in the development? Scoria bricks are a particular feature of this part of the National Park and as such we would encourage their reuse.
- Finally, concern is raised regarding the limited storage which would be left as a result of this proposal and the conversion of the outbuildings and loss of the garage. Will the small garden outbuilding provide sufficient storage space for a house of this size?

**Conditions:**

- Window details
- Internal door details
- Lime pointing mix - All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. A sample area may also be required by the Local Planning Authority. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- Sample of all external materials - No work shall commence on the development hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
- Rooflight details
- Schedule of repairs to windows, shutters etc. to show full extent of repairs needed incl. how historic glass will be preserved while works are carried out - No work shall commence on the repair or alteration of the building which is the subject of this permission until a schedule of repair works to the building, including both external and internal repairs has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.
- Details of proposed insulation (unless provided prior to determination).

**From:**  
**To:**  
**Subject:** Re: NYM/2021/0261/FL & NYM/2021/0274/LB - 34 Main Road, Aislaby - Parish  
**Date:** 26 May 2021 09:21:34

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Re: 34 Main Road Aislaby

Dear Team

Please be advised that Aislaby Parish Council resolved NO OBJECTIONS to the above planning applications.

Regards

*Victoria Pitts  
Parish Clerk  
Aislaby Parish Council  
C/O Davison Farm  
Egton  
Whitby  
North Yorkshire YO21 1UA*

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Historic England

Miss Kelsey Blain  
North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley  
York  
North Yorkshire  
YO62 5BP

Our ref: **W:** L01427596

19 May 2021

Dear Miss Blain

**Arrangements for Handling Heritage Applications Direction 2015**

**POND HOUSE, 34 MAIN ROAD, AISLABY, WHITBY, NORTH YORKSHIRE, YO21 1SW**

**Application No. NYM/2021/0274/LB**

Thank you for your letter of 29 April 2021 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

K Babington

**Kerry Babington**

Inspector of Historic Buildings and Areas



37 TANNER ROW YORK YO1 6WP



**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2021/0274/LB  
**Date:** 03 May 2021 16:55:05

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Dear Team

Please can we ask for extension to respond due to meeting scheduled for 25 May 2021.

Regards

*Victoria Pitts  
Parish Clerk  
Aislaby Parish Council  
C/O Davison Farm  
Egton  
Whitby  
North Yorkshire YO21 1UA*

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