

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0261/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 01 October 2021 15:34:24

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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: 574133

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0261/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 19 August 2021 14:04:39

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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: 571126

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0261/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 09 June 2021 15:45:49

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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: 565994

**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*

[Privacy Notices](#)

**From:**

**Subject:** NYM/2021/0261/FL – 34 Main Road, Aislaby  
**Date:** 18 May 2021 13:47:25

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Hi Kelsey,

There doesn't seem to be any major issues with the internal works on the house and removing and replacing the garden sheds, so long as bird and bat informatives have been sent out. The same applied to the demolition of the garage.

Can the applicant provide us with more information about the proposed repairs to the bridge, so that we can determine the likely impact on water quality and pond life? Strict conditions should be put in place to ensure water quality regulations are adhered to and pond life disturbance is kept to a minimum, the recommended time of year to carry out works being the autumn.

Additionally can the applicant state whether any shrubs/bushes are likely to be removed in order to carry out repairs to the bridge or when replacing the sheds and greenhouse? If so a breeding bird time restriction needs highlighting so that none are removed between March and August inclusive, unless first checked for bird breeding within 48 hours of works by a suitably qualified ecologist. Any nests found must be left undisturbed until chicks fledge and the nest is abandoned.

Many thanks,

Holly

Holly Ramsden  
Conservation Officer

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

**From:**  
**To:** [Planning](#)  
**Subject:** FW: NYM/2021/0261/FL  
**Date:** 20 May 2021 20:31:57  
**Attachments:** [NYM\\_2021\\_0261\\_FL.pdf](#)  
**Importance:** High

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Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

**Ancient woodlands are irreplaceable.** They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

These comments are based upon information available to us through a desk study of the case, including the [Ancient Woodland Inventory](#) (maintained by Natural England), which can be viewed on the [MAGIC Map Browser](#), and our general local knowledge of the area.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

Yours faithfully,

**Serena Clifford**

Y&NE Area Administration Officer  
Forestry Commission  
Yorkshire & North East Area  
Foss House, King's Pool,  
1-2 Peasholme Green,  
York



Protecting and expanding England's forests and woodlands, and increasing their value to society and the environment

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## A summary of Government policy on ancient woodland

[Natural Environment and Rural Communities Act 2006](#) (published October 2006).

**Section 40** – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published July 2018).

**Paragraph 175** – “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non statutory consultee on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland Inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It also notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, **Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework.** It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[The UK Forestry Standard](#) (4th edition published August 2017).

Page 23: “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs”.

[Keepers of Time](#) – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).

**Page 10** “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.

[Natural Environment White Paper “The Natural Choice”](#) (published June 2011)

**Paragraph 2.53** - This has a “renewed commitment to conserving and restoring ancient woodlands”.

**Paragraph 2.56** – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.

[Standing Advice for Ancient Woodland and Veteran Trees](#) (first published October 2014, revised November 2018)

This advice, issued jointly by Natural England and the Forestry Commission, is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it.

The Standing Advice refers to an [Assessment Guide](#). This guide sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

[Biodiversity 2020: a strategy for England’s wildlife and ecosystem services](#) (published August 2011).

**Paragraph 2.16** - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

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## Importance and Designation of Ancient and Native Woodland

### **Ancient Semi Natural Woodland (ASNW)**

Woodland composed of mainly native trees and shrubs derived from natural seedfall or coppice rather than from planting, and known to be continuously present on the site since at least AD 1600. Ancient Woodland sites are shown on Natural England’s Inventory of Ancient Woodland.

### **Plantations on Ancient Woodland Site (PAWS)**

Woodlands derived from past planting, but on sites known to be continuously wooded in one form or another since at least AD 1600. They can be replanted with conifer and broadleaved trees and can retain ancient woodland features, such as undisturbed soil, ground flora and fungi. Very old PAWS composed of native species can have characteristics of ASNW. Ancient Woodland sites (including PAWS) are on Natural England’s Inventory of Ancient Woodland.

### **Other Semi-Natural Woodland (OSNW)**

Woodland which has arisen since AD 1600, is derived from natural seedfall or planting and consists of at least 80% locally native trees and shrubs (i.e., species historically found in England that would arise naturally on the site). Sometimes known as ‘recent semi-natural woodland’.

Other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades.

## Information Tools – The Ancient Woodland Inventory

This is described as provisional because new information may become available that shows that woods not on the inventory are likely to be ancient or, occasionally, vice versa. In addition ancient woods less than two hectares or open woodland such as ancient wood-pasture sites were generally not included on the inventories. For more technical detail see [Natural England's Ancient Woodland Inventory](#). Inspection may determine that other areas qualify.

As an example of further information becoming available, Wealden District Council, in partnership with the Forestry Commission, Countryside Agency, the Woodland Trust and the High Weald AONB revised the inventory in their district, including areas under 2ha. Some other local authorities have taken this approach.

## Further Guidance

[Felling Licences](#) - Under the Forestry Act (1967) a Felling Licence is required for felling more than 5 cubic metres per calendar quarter. Failure to obtain a licence may lead to prosecution and the issue of a restocking notice.

[Environmental Impact Assessment](#) - Under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended, deforestation which is likely to have a significant impact on the environment may also require formal consent from the Forestry Commission.

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**To:** FS, Yorkshire and North East Area

**Subject:** NYM/2021/0261/FL

**Importance:** High

**This Message originated outside your organisation.**

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Reference: NYM/2021/0261/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

***Chris France***

Chris France  
Director of Planning

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



**North York Moors**  
National Park

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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:** P01427583

13 May 2021

Dear Miss Blain

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**POND HOUSE, 34 MAIN ROAD, AISLABY, WHITBY, NORTH YORKSHIRE, YO21  
1SW  
Application No. NYM/2021/0261/FL**

Thank you for your letter of 29 April 2021 regarding the above application for planning permission. 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 and archaeological advisers, as relevant.

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

[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



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**From:** Victoria Franklin  
**Sent:** 07 May 2021 13:11  
**To:** Planning  
**Subject:** Bird, bat and swift informatives 26.04.2021-02.05.2021

Hi Planning,

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

NYM/2021/ 0321/FL - 7 Hutton Village Road, Guisborough  
0309/FL - The Old Post Office, High Street, Staithes  
0294/NM - The Red House, Cleveland Way, Runswick Bay  
0285/FL - Saltwick House, High Street, Staithes

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

NYM/2021/ 0321/FL - 7 Hutton Village Road, Guisborough  
0309/FL - The Old Post Office, High Street, Staithes  
0294/NM - The Red House, Cleveland Way, Runswick Bay  
0285/FL - Saltwick House, High Street, Staithes  
0261/FL - 34 Main Road, Aislaby  
0297/FL - Low Coombs Farm, Easton Lane, Ainthorpe

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

NYM/2021/ 0321/FL - 7 Hutton Village Road, Guisborough  
0309/FL - The Old Post Office, High Street, Staithes  
0294/NM - The Red House, Cleveland Way, Runswick Bay  
0285/FL - Saltwick House, High Street, Staithes  
0261/FL - 34 Main Road, Aislaby

Thanks,  
Victoria

Victoria Franklin  
Graduate Conservation Trainee

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

Tel: 01439772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2021/0261/FL  
**Date:** 03 May 2021 16:52:16

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Dear Team

Please can we ask for extension to respond as our meeting is scheduled for the 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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