

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0755/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 09 November 2021 11:24:13

Please see email sent to case officer.

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

Comment Type is Object with comments
Letter ID: 575232

The Mill House, Village Street, Lealholm.

NYM/2021/0755/FL - Installation of replacement uPVC windows and enlargement and repositioning of 1 no. window together with enlargement of conservatory, removal of pitched roof and replacement with flat roof.

Consultee response:

Regarding the conservatory and related ancillary works, it is my view that this work would be an enhancement to the rear elevation. The re-use of the door and cedar framing from the existing conservatory in the proposal is a refreshing strategy to minimize waste and will contribute to the NYMNPA sustainable development goals.

As for the replacement of the timber casements to Upvc “traditional sliding sashes” please see attached scanned image of the ‘Lealholm Mill’ taken from ‘Eight Centuries of Milling in North East Yorkshire’ John K. Harrison, 2001.

This image clearly shows the original ‘historical’ fenestration to be multi-pane sashes, far removed from the proposed single pane vertical sliding sashes. Furthermore to this point, regarding sustainable development and referring to the North York Moors National Park Authority – Local Plan, July 2020 Strategic Policy A – Achieving National Park Purposes and Sustainable Development, sections a and f states:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built historic environment;
- f) Makes sustainable use of resources, including using previously developed land wherever possible.

To add on to this point, timber framed sashes can be maintained, repaired and sections spliced which when combined with proper paint protection; including annual condition surveys; will extend the life of the window indefinitely. Contrast this to Upvc windows, which cannot be repaired and maintained in the same manner will only add to the ever mounting stock of non-reusable materials.

To summarize, due to points noted above this application is an objection based solely on the approach and design of the Upvc ‘traditional sliding sashes’. Further thought and consideration by the applicant needs to be given which could include refurbishing the current timber windows or the reinstatement of the ‘original’ fenestration.

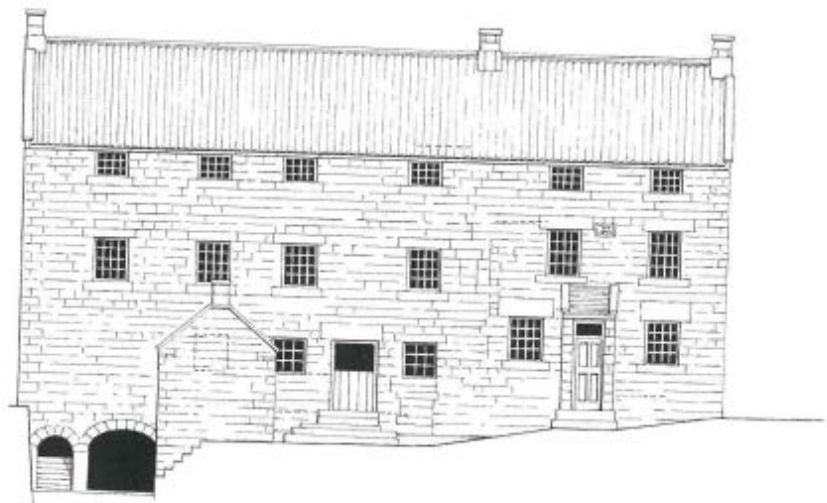


FIG 132. LEALHOLM MILL.

From:
To:
Subject: NYM/2021/0755/FL Consultation Response
Date: 13 October 2021 08:14:58
Attachments: [image001.png](#)
[NYM_2021_0755_FL.pdf](#)

Application ref: NYM/2021/0755/FL

Our ref: 370249

Dear Miss Blain

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The consultation documents indicate that this development includes an area of priority habitat as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Matt Kirkham

Matt Kirkham
Operations Delivery
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Natural England
County Hall
Spetchley Road

Worcester WR5 2NP

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.



During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders. All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>. Stay alert, control the virus, save lives.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From:

[Planning](#)

Subject:

Bat and bird informatives for planning applications 20/9/21-03/10/21 (2 wks)

Date:

11 October 2021 13:50:49

Hello,

If the following applications are approved, please can a bat informative be included in the decision notice;

NYM/2021/0726/FL - 6 Pickering Road, West Ayton

NYM/2021/0734/FL - 29 High Street, Castleton

NYM/2021/0683/LB - Hall House, Daleside Road, Rosedale Abbey

NYM/2021/0639/FL - West Banks, Bank Lane, Glaisdale

NYM/2021/0729/FL - Barnet House, Beck Hole Road, Goathland

NYM/2021/0723/FL - Glenwood, Main Street, Ampleforth

NYM/2021/0704/FL - 2 Prospect Field, High Hawsker

NYM/2021/0698/FL - 19-20 Castle Close, Castleton

NYM/2021/0612/FL - Public Conveniences, New Road, Robin Hoods Bay

NYM/2021/0755/FL - The Mill House, Village Street, Lealholm

NYM/2021/0727/FL - Bridgefoot House, Chestnut Avenue, Thornton Dale

If the following applications are approved, please can a bird informative be included in the decision notice;

NYM/2021/0728/FL - Seaton Hall, Whitby Road, Staithes

NYM/2021/0683/LB - Hall House, Daleside Road, Rosedale Abbey

NYM/2021/0639/FL - West Banks, Bank Lane, Glaisdale

NYM/2021/0729/FL - Barnet House, Beck Hole Road, Goathland

NYM/2021/0724/LB - Low Borrowby Farm, Low Borrowby Farm House, Borrowby Lane, Borrowby

If the following applications are approved, please can a swift informative be included in the decision notice;

NYM/2021/0639/FL - West Banks, Bank Lane, Glaisdale

Many thanks,

Ellie