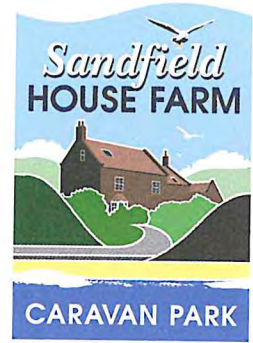


NYMNP  
18 JAN 2022



17<sup>th</sup> January 2022

Dear Mr Hill

Please find enclosed 3 copies of an application for a "Non Material Amendment" for Sandfield House Farm along with copies of proposed PVC/U window drawings which we wish to install as opposed to wood.

I called and paid the fee today, 17/01/22.

Should you require any other information then please don't hesitate to get in touch. I understand you are busy but would appreciate a decision as soon as possible in order for the builders to keep to schedule.

Yours sincerely

Craig Horrocks

Sandfield House Farm · Sandsend Road · Whitby · North Yorkshire · YO21 3SR  
Telephone: **01947 602660** Email: [info@sandfieldhousefarm.co.uk](mailto:info@sandfieldhousefarm.co.uk) Website: [www.sandfieldhousefarm.co.uk](http://www.sandfieldhousefarm.co.uk)

Sandfield House Farm Ltd. Registered Office: Asquith & Co., Rowan House, Westbank, Scarborough YO12 4DX · Registered in England Number: 10927938 · VAT Number: 286 5135 80



**North York Moors  
National Park  
Authority**

**Tom Hind**  
Chief Executive

BHD Partnership  
fao: Mr Neil Duffield  
Airy Hill Manor  
Waterstead Lane  
Whitby  
YO21 1QB

Your ref:  
Our ref: NYM/2021/0691/CVC  
Date: 26 October 2021

Dear Sir/Madam

**Application for verification check of conditions 9, 10, 12 and 13 of planning approval  
NYM/2020/0781/FL at Sandfield House Farm, Sandsend Road, Sandsend**

Thank you for your approval of details reserved by condition (CVC) application validated 01 September 2021, regarding the above.

I am writing, on behalf of the National Park Authority, to confirm approval of the following details:

**Condition 9:**

You are advised that the details submitted regarding the proposed doors, are acceptable in pursuant of Condition 9. This condition is therefore discharged.

**Condition 10:**

You are advised that the details submitted regarding the proposed windows, are acceptable in pursuant of Condition 10. This condition is therefore discharged.

**Condition 12:**

You are advised that the details submitted regarding the proposed rooflights, are acceptable in pursuant of Condition 12. This condition is therefore discharged.

**Condition 13:**

You are advised that the details submitted regarding the proposed finish of the windows and doors, are acceptable in pursuant of Condition 13. This condition is therefore discharged.

*Working together to sustain the landscape and life of the  
North York Moors for both present and future generations to enjoy*

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
01439 772700 [general@northyorkmoors.org.uk](mailto:general@northyorkmoors.org.uk)  
[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) [northyorkmoors.org.uk](http://northyorkmoors.org.uk)



Our Ref: NYM/2021/0691/CVC

2

Date: 26 October 2021

I trust that the above advice is of assistance but if you have any further queries, please do not hesitate to contact Miss Megan O'Mara again on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to be 'C M France', written in a cursive style.

Mr C M France  
Director of Planning

### **Rights of Appeal**

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
- a) refuse an application for planning permission/Listed Building consent or grant it subject to conditions;
  - b) refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission/Listed Building consent or grant it subject to conditions; or
  - c) refuse an application for any approval required under a development order

they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months (8 weeks in the case of a householder application) or in the case of a Listed Building consent in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission/Listed Building consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If planning permission or Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990/ Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (3) In relation to Listed Buildings attention is drawn to Section 8 (2)(C) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition of a Listed Building may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the proposal has been given to English Heritage, Architectural Investigation Section, 37 Tanner Row, York, YO1 6WP, and they subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.
- (4) In relation to Listed Buildings in certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



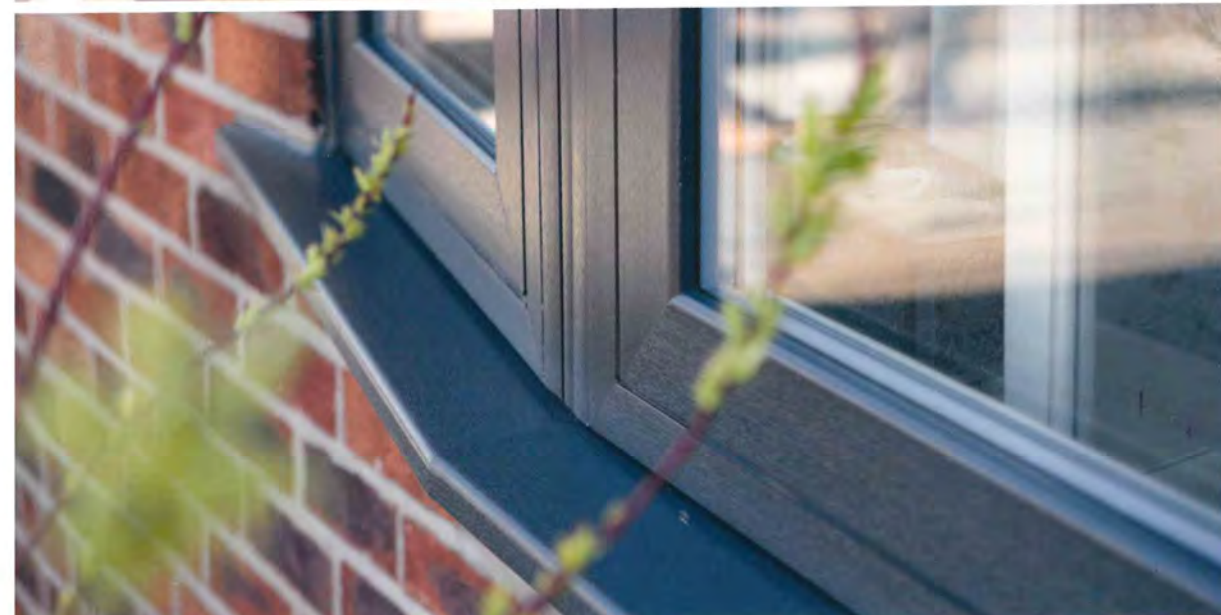
# THE FLUSH SASH WINDOW

It's the attention to detail that makes the difference

NYMNP

18/01/2022

**Genesis**  
*Flush Sash*



## WELCOME TO THE GENESIS COLLECTION

---

We looked at the various window and door systems on the market and realised that none of them offer the style, quality and performance that we'd want in our own homes. It was the attention to detail that was missing, so we researched the market – both in the UK and Europe – and selected the best products in each sector. **And then we set about making them even better.**

**The result is the Genesis Collection,**  
a suite of windows and doors that includes:

**Genesis Flush** – a traditionally styled flush casement window that's available in two options. You can choose the unique mechanically jointed system that ensures the windows look like traditional timber, or the Graf welded option to create the look of engineered timber. It's available with PAS 24 enhanced security, we've upgraded the seals and gaskets, and we've created it to ensure that no glass bonding is required. As a result, Genesis Flush offers attention to detail like no other flush sash casement on the market.

**Genesis VS** – like Genesis Flush, our Genesis vertical sliding sash window is also available with a mechanical jointed system or Graf welded, offering two different but traditional looks. It comes complete with added wind and draft baffles, slide guides, upgraded traditional hardware, colour coded pile seals, additional gaskets and upgraded seals, as well as the option of PAS 24 enhanced security. Once again, we've ensured that every detail of the window has been researched and made to be the best that it can be.

**Genesis Patio 24** – the quality sliding patio door in our Genesis Collection is also PAS 24 compliant and comes with Graf welded sashes for an engineered timber appearance and with a mechanically jointed frame for ease of access. The Genesis Patio24 is available with a low threshold and extensive colour options.

The philosophy behind The Genesis Collection is to take great products and make them better. It's the attention to detail that makes the difference ... and you can see it in every Genesis window and door that we make.

# Genesis Flush Sash

## STYLE AND QUALITY IN EVERY DETAIL

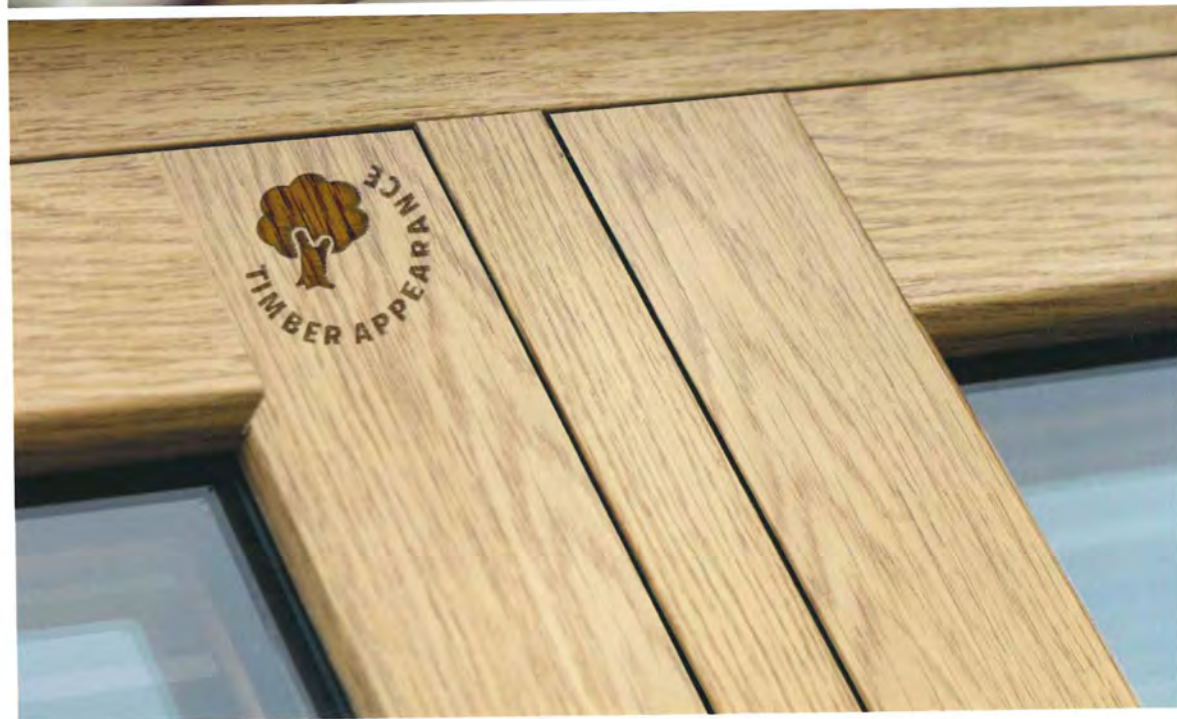
When you're designing and manufacturing stunning timber-alternative Flush Sash windows, it's the attention to detail that makes the difference. Every aspect of the window has to be perfect, both in appearance and quality.

*That's the philosophy behind The Genesis Collection.*

We are constantly innovating and improving our windows to perfect every element and provide the very best for your home.

We have decades of design experience and know-how that allows us to engineer our windows in-house.

The result is as truly unique, hand-built, quality engineered window that combines traditional style and elegance with modern strength and performance.







# THE GENESIS FLUSH SASH

It's the attention to detail that makes the difference

# Genesis Flush Sash

## SECURITY AND PEACE OF MIND

The Genesis Flush Sash comes complete with high security locks and hardware, which all enables it to achieve the enhanced security accreditation PAS 24 – something you won't find on many Flush Sash windows.

The bespoke locking keep is just one of the things that helps the Genesis Flush Sash to achieve this. It also incorporates the very latest built-in safety features, including internal glazing beads and multi-point locking systems. To provide enhanced resistance to forced entry Genesis Flush can be fitted with a hinge protector device between the frame and the sash opener.





# Genesis Flush Sash

## COLOURS, FINISHES AND HARDWARE

Genesis Flush Sash is all about taking something great and making it even better. Our range of stunning colours, woodgrain finishes and traditional hardware help to do just that.

*Nothing is standard about the Genesis Flush Sash, and there's nothing standard about our colours, finishes and hardware...*

Our Genesis colour collection has been specially designed to help you put together the perfect colour palette for your home. Our beautiful range of colours take inspiration directly from nature to harmonise perfectly with your home and its surroundings, ensuring it stays looking good for years to come.

*A unique range of woodgrain foil colourways from stock, complete with matching ancillaries, trims and accessories.*

And to add the perfect finishing touch, we have a suite of authentic matching Genesis hardware in a range of colours. Not only do they look fantastic, they meet and exceed modern security standards, giving you complete peace of mind.



### Contemporary Handle



### Teardrop Handle



### Monkey Tail Handle



### Traditional Peg Stays

Matching traditional peg stays are available in Antique Black, Hardex Chrome, Hardex Graphite and Hardex Gold.



# If you're looking for the very best for your property, Genesis has it all..

Here are just some of the reasons why the attention to detail really does make a difference

- ✓ Clean, elegant appearance designed with conservation and planning in mind
- ✓ Low maintenance – never needs painting or treating like a traditional timber window
- ✓ Strong and secure, with multi-point locking as standard
- ✓ Double and triple glazed options, offering superb energy efficiency and sound reduction
- ✓ Bespoke astragal bar options for traditional authenticity
- ✓ Unique double-stage locking option allowing ventilation while the window is locked and removing the need for trickle vents
- ✓ Dry glazed (not glass bonded), for simple re-glazing
- ✓ Combined easy-clean and fire egress hinges
- ✓ Exclusive upgraded seals and gaskets, enhancing both appearance and weather performance
- ✓ Matching complimentary trims, accessories, furniture, bay posts, couplers, addons and architraves

A+





Mechanical  
Joint

## IT'S THE ATTENTION TO DETAIL THAT MAKES THE DIFFERENCE

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Perhaps the biggest difference between Genesis Flush and standard flush casements is the two jointing methods we offer.

Normally PVC-U windows feature mitred grooves in the corners – not what you'd see on a timber window and therefore a dead giveaway. You won't see those on Genesis either; instead we offer mechanical or seamless Graf welded joints.

**Mechanical Joints** – joinery-style butt joints that we mill, screw and seal in place. The result is exactly like a hand-crafted timber joint.

**Seamless Graf Welds** – designed to look like a more modern engineered timber joint. The corners are welded, but in such a way that the weld line disappears. The result is a seamless precision engineered corner.



Seamless  
Graf Weld



**Add a touch of period style  
to modern homes**

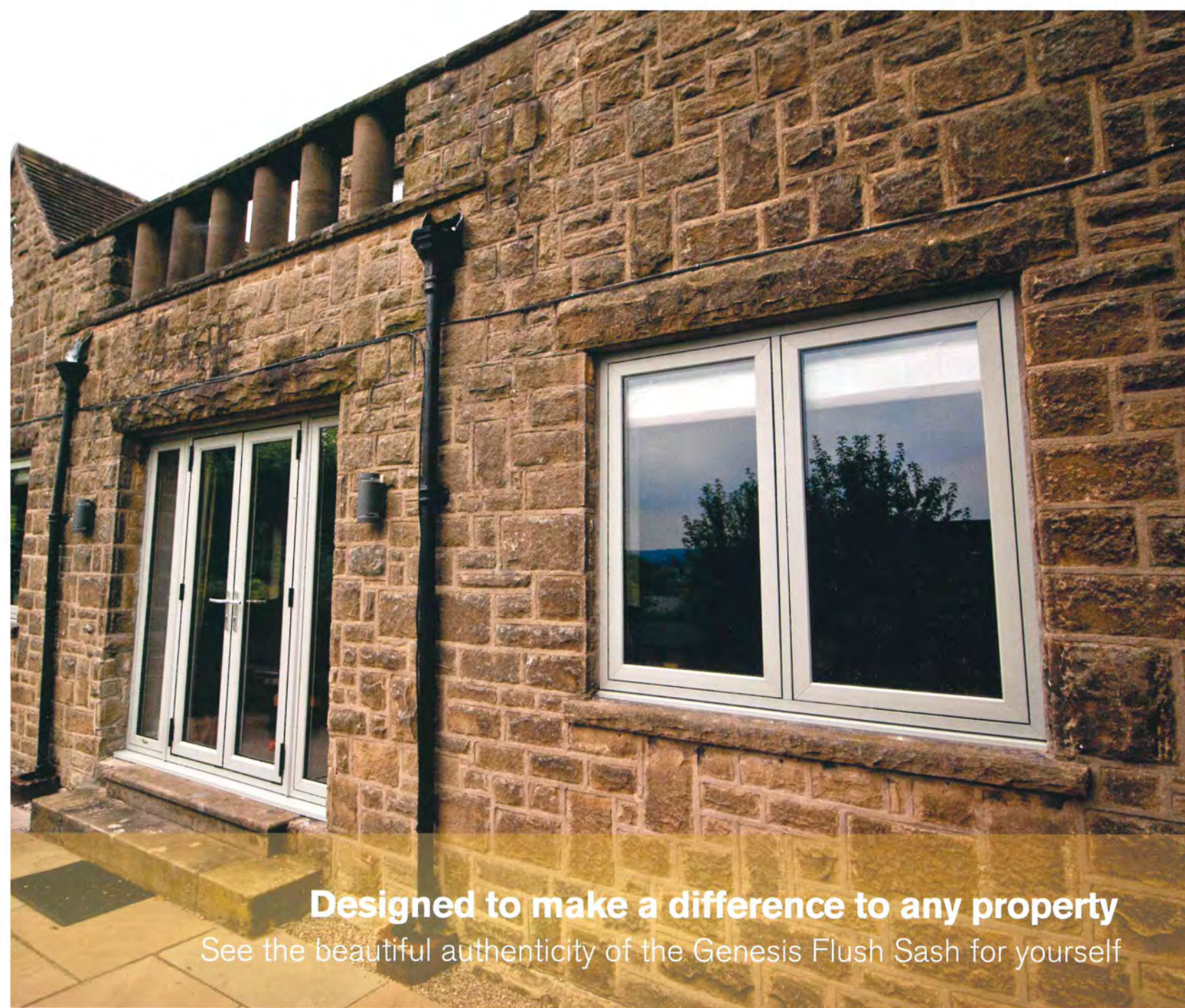


**Designed to make a difference to any property... old or new**

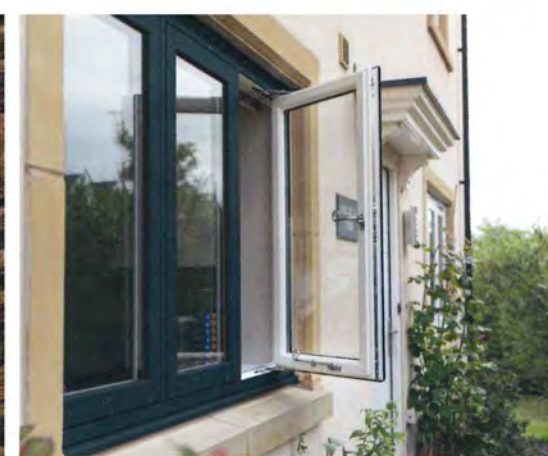
Genesis Flush Sash windows have been bringing a new lease of life to heritage buildings up and down the country.







**Designed to make a difference to any property**  
See the beautiful authenticity of the Genesis Flush Sash for yourself



Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 00 00) or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)**

#### **Notes**

1. Please note, only the applicant possesses the right of appeal.
2. No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
3. In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
4. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
5. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.