

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0824/LB - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 31 January 2022 10:29:50

Brow Hill Cottage, Susanna Hill, Browside, Ravenscar
NYM/2021/0824/LB

Listed Building consent for renovation of 2 no. sash windows to first floor together with installation of replacement timber double glazed windows.

Consultee response:

Reviewing the revised plans for the above proposed works, I have the following comments:

- The revised plans which have omitted the projecting sill and show means of opening are a positive revision. I appreciate the justification for the head drip mould and approve on this occasion.
- Further to the details provided on the putty bead for the front elevation, I do agree on this occasion that a bead which replicates a putty fillet would be considered an enhancement, considering that the existing are square beaded. I would however prefer putty pointed so to homogenise the windows throughout the property. To conclude, overall I recommend this proposal be approved and consider that the windows proposed will be enhancement to what currently exists.

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

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 582635

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0824/LB - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 19 January 2022 12:33:09

Brow Hill Cottage, Susanna Hill, Browside, Ravenscar

NYM/2021/0824/LB

Listed Building consent for renovation of 2 no. sash windows to first floor together with installation of replacement timber double glazed windows.

Consultee response:

Reviewing the revised plans for the above proposed works, I have the following comments:

- I ask the applicant to omit the projecting timber elements on the casements such as the sill and hood mould. These details would impact on the reveals overall appearance and can have a significant impact on the local distinctiveness of the building.
- The plans show the front windows are putty beaded and the side and rear as putty pointed. Why is this the case? I ask that all windows are to be putty pointed unless a clear justification is provided as to why the front are putty beaded.
- I ask the applicant to provide details for the means of opening for all new windows as it is not clear on the plans provided.

To conclude, in principle I approve the use of 16mm heritage DG units with structural glazing bars on this occasion but require further information which is stated above.

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 581689

From: Clerk at Fylingdales Parish Council
Sent: 01 December 2021 08:58
To: Planning
Subject: Re: NYM/2021/0824/LB

Dear Chris

This Planning Application was discussed at the FPC meeting held on 17 November 2021. No objections were raised.

Kind regards Jude Wakefield Parish Clerk and RFO Fylingdales Parish Council

If at all possible Brow Hill Cottage, Susanna Hill, Browside, Ravenscar.

NYM/2021/0824/LB

Renovation of 2no. sash windows to first floor together with installation of replacement timber double glazed windows.

Consultee response:

Reviewing this application and the proposed works regarding the replacement of nine modern storm proof casements, we recommend an objection for the following reasons:

The two main concerns with the replacement of windows with standard double glazed units is of course the authenticity of the window and the aesthetic proportions. The material, frame sizes, mouldings, glazing bars and glass (including reflective quality) will not replace the existing features which compromises the aesthetic qualities of the remaining traditional windows and undermine the integrity of the historic building.

Clearly, the plant-on bars are not a traditional feature of period buildings and are not supported in listed buildings even where the principle of double glazing is accepted. These are a poor architectural detail that will undermine the quality of craftsmanship shown elsewhere in the property.

The National Planning Policy Framework (NPPF):

Considering potential impacts

199. "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Overview of national guidance on an approach to windows in listed buildings, for this case we refer the applicant to sections 1 -5:

(Chapter 6 of Historic England's: Traditional Windows)

1. Historic windows – repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
2. Windows which are later replacements but are traditional in style - repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
3. Historic or traditional replacement windows which do not contain historic glass it may be possible to introduce double glazing to the existing frames. There might be compatibility issues e.g.

the need for thicker frames, which would harm significance and in such cases other thermal upgrading solutions should be sought (secondary glazing, thermal strips etc.)

4. Unsympathetic windows (e.g. stormproof casements) – replacing these with traditional windows either single or slim-line double glazing might cause no additional harm.
5. Where a new window or glazing is agreed broken reflections in multipane windows should be replicated and where elevations have high aesthetic value - a whole elevation approach should be taken (not a mixture of window patterns or glazing types).

The North York Moors National Park Authority Local Plan, 2020:

Strategic Policy I – The Historic environment states “All developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment.”

To conclude, although we object to the use of such thick DG units and plant-on glazing bars on a designated heritage asset. However, we accept that the existing windows are later replacements and there is room for improvement within their design. We therefore advise that to bring the application in line with national guidance that the applicant considers the re-introduction of a more traditional style of window; one that would enhance the fenestration and the building in its setting. Perhaps vertical sliding sashes which are present on the top floor or Yorkshire sliders – with slim-line DG units supported by structural glazing bars and putty pointed. A window with these details would be more acceptable and in line with point 4 above. Typical glazing bar widths, window moulding details etc can be replicated from the first floor historic windows.

If at all possible could the applicant pass on the joiners contact details as we would like to discuss the levels of renovation/repair to the two sliding sash windows, many thanks.

From:

Subject: Comments on NYM/2021/0824/LB - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 19 November 2021 15:18:29

Please see email sent to case officer.

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

Preferred Method of Contact is: Post

Comment Type is Object with comments
Letter ID: 576508

From:
To: [Planning](#)
Subject: Planning 18/10/21 - 24/10/12
Date: 03 November 2021 16:32:33

Hello,

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

NYM/2021/0829/FL - The Dairy House, 4 Manor Farm Courtyard, Rawcliffe Road, Newton upon Rawcliffe

NYM/2021/0824/LB - Brow Hill Cottage, Susanna Hill, Browside, Ravenscar

NYM/2021/0811/FL - Cawood Cottage, Staintondale Road, Cloughton

NYM/2021/0756/FL - Waits House, Village Green Drives, The Green, Goathland

NYM/2021/0813/FL - Overbridge, Dikes Lane, Great Ayton

NYM/2021/0788/FL - 1 Gladstone Terrace, Maltongate, Thornton-Le-Dale

NYM/2021/0706/FL - Sycamore Cottage, Old Byland

NYM/2021/0803/FL - Scencliff Grange, Coxwold

NYM/2021/0801/FL - Sunny Crescent, Broxa Lane, Hackness

NYM/2021/0796/FL - Daywell House, Ugthorpe

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

NYM/2021/0803/FL - Scencliff Grange, Coxwold

NYM/2021/0796/FL - Daywell House, Ugthorpe

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

NYM/2021/0803/FL - Scencliff Grange, Coxwold

NYM/2021/0796/FL - Daywell House, Ugthorpe

Many thanks,

Ellie Davison
Conservation Trainee

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

From:
To: [Planning](#);
Subject: NYM/2021/0824/LB Brow Hill Cottage, Susanna Hill, Browside, Ravenscar
Date: 02 November 2021 17:17:47

Dear Lucy,

I have no issues with this application. As there are bat records within the area I would ask that a bat informative is sent to the application should their application be approved.

Regards,

Holly Ramsden
Conservation Officer

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

www.northyorkmoors.org.uk