

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0387/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 16 February 2022 12:00:44

The Cottage, Sneaton Hall, Sneaton Lane, Sneaton
NYM/2021/0379/FL & NYM/2021/0387/LB – Re-consult
Listed Building consent for internal and external alterations, enlargement of existing single storey rear extension, construction of additional single storey extension with balcony above and catslide dormer window together with construction of workshop following demolition of existing garage, siting of oil tank and bin store with associated screening and landscaping works.

Consultee response:

Reviewing the amended plans for the main building and the garage retaining wall, I have no further comments. I welcome and thank the applicant for this revised approach.

However, I do have the following conditions (previously mentioned in my last response 28/1/22).

- The proposed timber framed deadlights on the main street elevation are a welcomed enhancement compared to the current PVC windows. I ask the applicant to provide cross sectional plans for the windows (including glazing) and be submitted before any works commence. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing and finish.
- I ask the applicant to provide further details regarding the finish to the proposed shed, as previously mentioned in earlier comments (response dated 14/12/21). Furthermore, I require the oil tank storage stone detail to match the host building, in grain, geology and color.

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: 583636

The Cottage, Sneaton Hall, Sneaton Lane, Sneaton.

NYM/2021/0379/FL

NYM/2021/0387/LB

Alterations, enlargement of existing single storey rear extension, construction of additional single storey extension with balcony above and catslide dormer window together with construction of workshop following demolition of existing garage, siting of oil tank and bin store with associated screening and landscaping works.

Consultee response:

Reviewing this application, I have the following response:

- **Proposed - roadside elevation:** We would like to offer the applicant a chance to provide any information they have regarding the slate roof. Reviewing up-to-date images, we can see that the roof has already been re-slatted; prior to LB & FL planning application decisions, this could have legal ramifications; furthermore, we require information on the slate, its type and origins (Welsh slate?) and the decision to use slate when a handmade clay pantile would be far more in-keeping with the rural character and setting.

Regarding the proposed skylights, we agree to the enlargement and unification of the two current skylights on the existing pantile roof; however, we object the insertion of two new skylights in the slate roof, as they will break up the roof line which is otherwise undisturbed, hence impacting on its character and setting. It is also considered there is ample light gained from the existing windows on the first floor.

Moving onto the ground floor, the single two-over-two traditional timber window is one of few surviving historic apertures and timber windows, enlarging the aperture to introduce a three-over-three is not acceptable in this case due to concerns over authenticity; the willingness to pair the design to the existing does not overcome these concerns. Conversely, we do agree that the door could be replaced by an appropriately designed timber framed window, although the glass would require some form of privacy due to the internal space changes; details of which need to be supplied by the applicant.

- **Proposed – rear elevation:** Starting with the principal building, the proposed ‘cat slide’ dormer with Juliet balcony is not considered to be a traditional feature and the design in its current form would be overly-dominant in its setting. The same can be said for the proposed porch enlarging and associated works which include a balcony and door openings on the first floor. Balconies are not a historic feature found on rural/agricultural buildings and will be resisted, although, with a few conditions we are willing to make an exceptional circumstance for this case:
 1. The two new openings onto the balcony are smaller, one and a half door width (max) would be preferred;

2. The door glazing detail be changed to single screens, not multi-pane as shown on the plans;
3. The stone used for patching/making good around the new openings match in grain and geology to the existing stone;
4. The railings are principally constructed out of timber in a design which is more appropriate for a rural setting;
5. The porch omits the new single casement window opening to the right of the bi-folds' and the left hand return is a timber framed glazed screen (the same height as the bi-fold door);
6. The applicant ceases this development opportunity to enhance the roadside elevations' fenestration, with the replacement of numerous UPVC deadlights to recessed timber framed deadlights without projecting sills; which would be an enhancement not only to this elevation but also the area (matching to new window which replaced the door).

Referring to the proposed alterations on the attached 'cottage', there is far too much over-development to be acceptable. The 1200 mm projecting entrance on the ground floor not only compromises the courtyard and parking space but also creates too much massing in an already busy area. In addition, the proposed adaption to the above dormer, particularly the inclusion of a new casement and associated screening/railings, would also be considered a feature not appropriate for the setting. Should the applicant wish to develop this into a 'self-contained cottage', they should aim to do so by utilizing existing openings and not how these plans show. We would consider the potential to open up a doorway on the return of the cottage, where rainwater goods are currently located; but the existing fenestration on the yard side elevation should remain unaltered.

- **Proposed – External ground floor:** Regarding the demolition of the garage, this is noted on historical OS maps as an outbuilding and as such is treated as a significant part of the whole. The applicant is therefore required to retain much of the outer stone skin and remaining wall/boundary; this space could easily incorporate the proposed oil tank storage with careful and considerate design. Of particular significance is the south wall which historically was the division between the agricultural and domestic spaces. The proposed timber shed is fine in principle, but the applicant needs to provide finishing detail, such as cladding style/color before a final decision is made.

To conclude, this application in its current form is principally recommended for refusal; although there is scope to achieve some of the aims of the application if it is done sensitively and enhancements are made elsewhere to offset any of the more harmful parts of the proposals and is in keeping with the building's past and character.

From:
To:
Subject: NYM/2021/0387/LB The Cottage, Sneaton Hall, Sneaton
Date: 09 December 2021 12:14:54

Good afternoon,

Please be advised that at last night's meeting of Sneaton Parish Council, the parish council resolved no objection to this proposal.

Kind regards,

Cllr Mike Holliday (Cllr nominated to review planning applications)

Oakley Garth
Sneaton Lane
Ruswarp
Whitby YO22 5HN

From:
To:
Subject: Planning 15/11/21 - 21/11/21
Date: 29 November 2021 09:37:25

Hello,

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

NYM/2021/0861/FL - The Old Rectory, Scawton

NYM/2021/0387/LB - The Cottage, Sneaton Hall, Sneaton Lane, Sneaton

NYM/2021/0379/FL - The Cottage, Sneaton Hall, Sneaton Lane, Sneaton

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NYM/2021/0861/FL - The Old Rectory, Scawton

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NYM/2021/0379/FL - The Cottage, Sneaton Hall, Sneaton Lane, Sneaton

All the best,

Ellie Davison
Conservation Trainee

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