

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0985 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 16 February 2022 13:46:31

Demesne Farm, Fylingdales
NYM/2021/0985 – re-consult
Listed Building consent for installation of replacement double glazed timber windows and doors

Consultee response:

Reviewing the amended plans, I agree in principle to the omission of plant on glazing bars and the use of a single unit. This design is a nod to the agricultural past of these buildings.

However, I do request the applicant reduces the glazing from 24mm to a maximum thickness of 16mm, such thick glazing is inappropriate on this occasion; especially as the property is listed. As mentioned in previous comments, slim-line or vacuum sealed units will always be preferred and will have more favor in the LBC process.

Furthermore, I require the windows to be putty pointed and not timber beaded. Putty is a traditional method and would be more in keeping; also, putty can be considered a ‘sacrificial’ element of the window (along with the paint), which with regular maintenance will be a cheaper part to replace/renew over the windows lifetime.

Referring to the submitted plans themselves, I ask the applicant to provide cross-sectional details of the doors and windows which illustrate dimensions; rails, jambs etc.

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: 583608

Demesne Farm, Fylingdales

NYM/2021/0985

Listed building consent for installation of replacement double glazed timber windows and doors.

Re-consultation:

Thank you for your email in response to my previous consultation. Reviewing your stance surrounding the continued use of plant-on glazing bars, I will not be able to accept this design approach on your grade II listed building nor any other within the National Park. I welcome your preparedness to reduce the thickness of glazing, although there are alternative thermal performance measures which are cheaper and have less of an environmental impact.

I have attached a link to the Historic England advice on: Traditional Windows – Their Care, Repair and Upgrading <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>. I understand the existing windows are not historic but the advice contained will provide alternate and mostly cheaper methods of improving thermal comfort.

Furthermore, regarding environmental impact concerns, the applicant could consider the approaches mentioned such as thermal curtains/blinds and draught-proofing the existing; all of which retain the existing joinery and glazing, which would have a dramatically lesser impact on the need to use new materials.

From:
To: [Planning](#)
Subject: Re: NYM/2021/0985
Date: 31 January 2022 14:32:45

Good afternoon

This Planning Application was considered by Fylingdales Parish Councillors at the FPC meeting held on 19 January 2022, the Councillors raised no objections.

Kind regards Jude Wakefield Parish Clerk and RFO Fylingdales Parish Council

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From:
To: [Planning](#)
Subject: Comments on NYM/2021/0985 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 24 January 2022 13:53:37

Demesne Farm, Fylingdales

NYM/2021/0985

Listed building consent for installation of replacement double glazed timber windows and doors.

Consultee response:

Having reviewed this application and the proposed works, I have the following comments:

Regarding the windows to be replaced Historic England are quite clear in their approach to windows in listed building which is outlined below.

(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 eg. 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 (eg storm-proof 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).

It is clear that the current windows are more recent additions and are not historical, thus would meet the test point four detailed above. However, the two main concerns with the replacement of windows with standard double glazed (24mm) 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 seen on the main farmhouse and undermine the integrity of this historic building and overall setting.

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.

Equally the same can be said regarding the same use of 24mm DG units and plant-on glazing bars in the proposed doors.

Although we object to the use of such thick DG units and plant-on glazing bars on a designated heritage asset, we do however understand and accept that the windows/doors are not historical and there is room for improvement regarding thermal efficacy, sustainability and design. We therefore advise the applicant to revise the current proposal by omitting the 24mm DG units and plant-on glazing bars, and instead consider alternative slim-line DG units supported by structural glazing bars and putty pointed. Such detail would be considered to be more in line with national and local guidance.

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: 582122

From: [Maria Calderon](#)
To: [Planning](#)
Cc: [Lucy Gibson](#)
Subject: NYM/2021/0985 - Demesne Farm, Fylingdales
Date: 18 January 2022 10:11:05

Hi

Sorry about this I have got confused with sites. Can you please withdraw my comments and reconsult us.?

Spinning too many plates

Kind Regards,

Maria-Elena Calderón

Building Conservation Officer

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0985 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 07 January 2022 16:09:50

As the door is now the only element that requires consent I will only comment on that element. I have no objection to the introduction of the door provided its status and relationship with the agricultural and domestic space remains clear. The position is such that it 'reads as associated with the garden or an outbuilding, it is not strictly domestic despite it's current function. When outbuilding are converted we seek to insure that domestic style features are not introduced or designed in such a way to limit that impact. As such in order to support this application I would ask that the glazed element be omitted or at the least significantly reduced. Glazed panels in garden or outbuilding doors and not a traditional features as glass was expensive, this was reserve for domestic door and windows.

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

Comment Type is Comment
Letter ID: 581190