

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0095 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 25 February 2022 10:29:47

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Please see email sent to planning officer.

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: 583797

West House, Middlewood Lane, Fylingthorpe,

NYM/2022/0095,

Installation of replacement uPVC windows.

Consultee response:

Reviewing this application and the proposed plans, I have the following comments:

I object to the proposal in its current form due to the use of 'conservation type u-PVC sliding sashes' on the front elevation. These may replicate to some degree a traditional timber sliding sash, but as this property is within the Conservation Area of Fylingthorpe – and under the Article 4 (2) Direction – they are deemed not acceptable on this occasion.

In terms of performance, good quality double glazed timber windows will offer similar energy efficiency to those levels claimed by manufacturers of uPVC. However, timber windows and doors are much easier to repair than uPVC, will not fade, can be re-painted to suit individual owners' preferences and can be fitted with better quality ironmongery. Generally, if properly cared for, timber windows and doors will outlast uPVC installations by many, many years. Timber is also a more sustainable material than uPVC in terms of its manufacture and disposal.

In Addition, it is impossible to repair uPVC windows, and even slight damage requires the whole unit to be replaced. It is difficult to increase the security of u-PVC windows - to repair or replace catches and locks, or to add restrictors.

Furthermore, the manufacture of uPVC is an energy intensive process and there are associated environmental risks of oil extraction and global transportation. The manufacturing process requires the use of highly toxic chemicals, resulting in toxic by-products which have demonstrated hazards to health.

However, there is a possibility for the applicant to seize this opportunity of development to further enhance and improve not only the fenestration, but the building, street scene and character of the Conservation Area; by means of using timber windows throughout. The concept of re-instating traditional windows is welcome, and as such could be eligible for a Conservation Area Enhancement grant; I am not adverse to the use of double glazing within this context.

Below is an image from Robin Lidster's 'Robin Hood's Bay & Fylingthorpe – Though Time', 2009. The image highlights (no date) a fenestration pattern which could be deemed an original/historical style. Perhaps the applicant would consider reinstating this style with slim-line or vacuum sealed double glazing.

Should the applicant wish to consider this approach, we are more than happy to advise.

