

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0060 - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 28 February 2022 16:17:00

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The Woodlands, Apartment 11, Woodlands, Sleights  
NYM/2022/0060  
Verification check of conditions 3 & 4 of Listed Building consent NYM/2019/0874/LB

Consultee response:

Condition 3: From a Building Conservation perspective, I have no comments. Although the links provided are now superseded and relevant information (or links) should be provided to accurately represent the most recent proposed Iris RM FD30 fire door

Condition 4: Regarding the request for proposed materials, methods and a schedule of construction relating to the installation of the internal walls and floors, I see that this has been provided as additional information linked to NYM/2022/0060 and referred to by the applicant as - "with regard to internal walls and floors - see Section 4 of the attached Schedule of Works".

Before this condition can be formally discharged, I ask the applicant to omit section 4.9 - "Cut out roof and form opening for Velux conservation style roof light (electrically operated), 980mm high x 760mm wide and trim the opening and rafters using 2 no. 120 x 50mm rafters bolted together on all four sides or size to match existing rafters" - this roof light is not permitted and is not shown on the approved documents/drawings. Furthermore, section 4.14 mentions - "Cut out the Kitchen ceiling to form access for sun tube to roof level. Cut out roof and form opening for cast-iron roof light, by the Roof light Company, at 622mm high x 463 mm wide. Provide and fix double timber trimmers, bolted together and the sun tube plus all trims and flashings suited to the type and size of roof tiles or slates and make good the opening around the openings" - this sun tube is also not permitted, nor shown on the approved plans and details of which need to be omitted.

In addition, reading around possible damp and associated remedies, I propose that accredited specialists are engaged with at the earliest possible stage, to ensure that any issues/interventions are dealt with prior to any development works. Any report findings can also inform on the best solution for building breathability. Referring to breathability, lime mortar and plaster could be used for plastering and making good which will only aid in breathability and is an excellent traditional material to be used in a historic building. Should this be considered, I ask the applicant to provide further details of the proposed mix ratios before any work commences, only to ensure the lime mix preforms correctly and will aid in the buildings integrity.

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

Preferred Method of Contact is: Post

Comment Type is Comment  
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