

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2021/0948  
**Date:** 09 March 2022 15:09:14

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Good afternoon

The Parish Council discussed this Planning Application at their meeting on 23 February 2022 and raised no objections.

Kind regards

Jude Wakefield  
Parish Clerk and RFO  
Fylingdales Parish Council

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0948 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62  
**Date:** 28 January 2022 12:42:19

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Endways, Silver Street, Robin Hood's Bay

NYM/2021/0946 & NYM/2021/0948

Listed Building consent for installation of replacement lintel and frame to back door together with replacement timber kitchen and first floor bedroom windows.

Consultee response:

Reviewing the application and the proposed works, I have the following comments:

- Regarding the historical window replacements, I agree that these windows are beyond repair and the applicant is ceasing this opportunity to further conserve the property and enhance the design by omitting the Expel air, which is situated in the kitchen window top sash. I do however ask the applicant to provide detailed cross sectional plans for each of the windows (including glazing) to 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 including means of opening and include box/frame detail. Furthermore, the new windows are to match the existing in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening (where applicable), external finish, reveals cills and lintels and glass. Should any historical glass be present, every attempt should be made to re-use in the new windows and at a minimum, be replicated.
- Referring to the lintel works, the principle of replacing the lintel is fine on this occasion as clearly it is rotten and is not functioning as designed. My advice would be to replace with a stone lintel for strength and longevity, although the stone must match the surrounding stone in grain, geology and color. Reviewing the images attached to this application, I ask the applicant to consider reviewing the pointing, as the surrounding stonework in the area seems damp. Renewing this with a lime based mortar will serve as a way to ensure future breathability and prolong the life of the stones (I would require information on a lime mix ratio should the applicant wish to proceed and a sample panel be produced).
- Regarding the door frame, I see no reason why the rotten sections seen at the floor/frame junction could not be spliced repaired. If a new door frame is required, sectional details would need to be provided and that it is an accurate copy; once further investigation has been achieved (the applicant mentions the builder has not been able to fully determine the condition of the door frame at this time). I also advise the applicant to consider a timber resin repair to the shake/split in the door as seen on the attached images, this would allow the door to be fully sealed from any further water ingress and prolong its life

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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