

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0876/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 23 March 2022 14:33:35

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Foulsyke House, Foulsyke Farm, Fylingdales  
NYM/2021/0876/FL & NYM/2021/0881  
Re-consult – 23/3/22

I have no further comments regarding the latest amended plans, I welcome the applicants approach to ensure the historic fabric and features are not lost nor overshadowed.

Please see previous consultation (2-3-22) for conditions to be applied to this application.

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: 585249

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0876/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 02 March 2022 09:43:17

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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: 584150

Foulsyke House, Foulsyke Farm, Fylingdales

NYM/2021/0876/FL & NYM/2021/0881

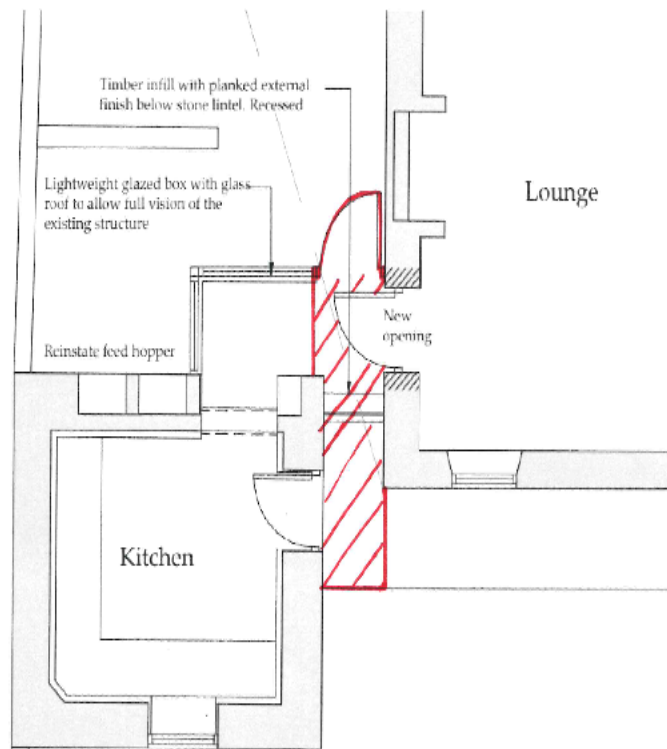
Re-consult

Reviewing the revised plans, I welcome the downsizing of both the porch and garden room. They both fit more comfortably within the setting and do not overpower the host building. However, I do have the following conditions:

- Any new slate is to be Welsh in origin, imported slates rarely match the purple and blue-black colors of Welsh slates, and also age differently and may have a shorter lifespan.
- The color of all new external timber of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- No work shall commence on the installation of new windows (including glazing) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- All new rain water goods required for the new kitchen in the redeveloped 'piggery'/outbuilding shall match those of the main dwelling in material and color, and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- Regarding the W/C enclosure under the stairs, the plans state the use of lime plaster, I ask that the applicant provide further details of mix ratio, application and finish.

Referring to the proposed glazed link section, to comply with the Dark Night Skies, which are an important part of the National Park, I ask the applicant to consider my proposed location (highlighted in red below) for the link; omitting the need for glazing in favor of materials such as a stone plinth with vertical timber boards (as seen at the garden room). For light I suggest a well-placed timber window and a conservation roof light, combined, this would help mitigate against the increased glazing on the proposed garden room. The roofing system would need to be designed to suit these changes, which I am open to discussion for ideas.

This level of intervention would also preserve all the historic 'feed hoppers'. Looking closely at this outbuilding, what conservation approaches are the applicant considering? Re-pointing with lime for example?



**Ground Floor Plan**

Scale 1:50

**From:**

[Planning](#)

**Subject:**

Comments on NYM/2021/0881 - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

**Date:**

02 February 2022 09:04:54

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Foulsyke House, Foulsyke Farm, Flyingdales, Whitby, YO22 4QL

NYM/2021/0876/FL & NYM/2021/0881

Removal of garage, construction of garden room, porch and link extension to store together with alterations to create annexe accommodation.

Consultee response:

Reviewing this application and the proposed changes, we object (with comments) to the plan in its current form and require the applicant to address the following and consider implementing them into a revised plan:

- The porch is deemed too large in relation to the principle building. Referring to the Design Guide Two, page 14, porches are not considered a feature of the 'traditional vernacular architecture' of the national park, and are most commonly added at a later date. Furthermore, the size, scale and shape should be designed to respect the height and proportions of the original dwelling whilst not conflicting with any existing features such as the surrounding timber windows. The applicant should consider a more sub-servient design, a simple timber-framed canopy would be far less impactful.
- Regarding the proposed garden room, this design compromises the host dwelling and will have a detrimental impact on the character and setting of the listed building; particularly when this gable is the first thing you see on the approach. Referring to a previous application in 2010 (NYM/2010/0222/LB), this proposal sought permission to alter the existing lean too for use as a domestic office. The massing was not to be increased, and only matched our current proposal with the new door opening; in short, this 2010 proposal was declined, principally for having 'a detrimental impact on the character and fabric of this Listed Building'. The applicant may wish to consider retaining the lean to as storage or re-design the existing space and layout to suit their needs, for example the timber doors to the north could be a recessed timber framed glazed screen.
- Focusing on the formation of the kitchen, including glazed link and the impact this has on the historic 'piggery' and gable wall, we require the client to first consider if they can re-design the existing space to form a kitchenette in the current lounge. Historically, this building would be considered a farming cottage, one that is self-sufficient, and should be the principle objective for re-development/use (as an annexe). Should the applicant need to extend beyond this space, we ask for clear justification as to why.

In conclusion, we ask the applicant to re-design the porch to be more subtle and compliment the principle building; consider a revised scheme which utilizes the lean to without changing its form, fabric and function; and review the need to develop the 'piggery' and the impact this would have on the historical (agricultural) significance of the 'place'.

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: 582643

**From:**  
**To:**  
**Subject:** Comments on NYM/2021/0876/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 08 December 2021 09:43:37

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Foulsyke House, Foulsyke Farm, Flyingdales, Whitby, YO22 4QL NYM/2021/0876/FL Removal of garage, construction of garden room, porch and link extension to store together with alterations to create annexe accommodation. Consultee response: Reviewing this application and the proposed changes, we object (with comments) to the plan in its current form and require the applicant to address the following and consider implementing them into a revised plan: • The porch is deemed too large in relation to the principle building. Referring to the Design Guide Two, page 14, porches are not considered a feature of the 'traditional vernacular architecture' of the national park, and are most commonly added at a later date. Furthermore, the size, scale and shape should be designed to respect the height and proportions of the original dwelling whilst not conflicting with any existing features such as the surrounding timber windows. The applicant should consider a more subservient design, a simple timber-framed canopy would be far less impactful. • Regarding the proposed garden room, this design compromises the host dwelling and will have a detrimental impact on the character and setting of the listed building; particularly when this gable is the first thing you see on the approach. Referring to a previous application in 2010 (NYM/2010/0222/LB), this proposal sought permission to alter the existing lean too for use as a domestic office. The massing was not to be increased, and only matched our current proposal with the new door opening; in short, this 2010 proposal was declined, principally for having 'a detrimental impact on the character and fabric of this Listed Building'. The applicant may wish to consider retaining the lean to as storage or re-design the existing space and layout to suit their needs, for example the timber doors to the north could be a recessed timber framed glazed screen. • Focusing on the formation of the kitchen, including glazed link and the impact this has on the historic 'piggery' and gable wall, we require the client to first consider if they can re-design the existing space to form a kitchenette in the current lounge. Historically, this building would be considered a farming cottage, one that is self-sufficient, and should be the principle objective for re-development/use (as an annexe). Should the applicant needs extend beyond this space, we ask for clear justification as to why. In conclusion, we ask the applicant to re-design the porch to be more subtle and compliment the principle building; consider a revised scheme which utilizes the lean to without changing its form, fabric and function; and review the need to develop the 'piggery' and the impact this would have on the historical (agricultural) significance of the 'place'.

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: 577718

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**From:** Clerk at Fylingdales Parish Council  
**Sent:** 01 December 2021 09:01  
**To:** Planning  
**Subject:** Re: NYM/2021/0876/FL

Dear Chris

This planning application was discussed at the FPC meeting held on 17 November 2021. No objections were raised.

Kind regards Jude Wakefield Parish Clerk and RFO Fylingdales Parish Council

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2021/0876/FL - Foulsyke House, Fylingdales  
**Date:** 23 November 2021 13:37:47

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Dear Hilary

The application includes a garden room and glazed link which adds a substantial amount of new glazing to the property. Given the remote location of the building, I am concerned regarding potential impacts on light pollution from internal light spill of the new rooms. Will it be possible to request that measures are undertaken to minimise light spill please? These could include siting glazing within a deep reveal or utilising films to reduce egress of light through the glass.

Thanks very much

Elsbeth

**Elsbeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

North York Moors National Park Authority

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



**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM21/0876/FL**

**Proposed Development:** removal of garage, construction of garden room, porch and link extension to store together with alterations to create annexe accommodation

**Location:** Foulsyke House, Foulsyke Farm, Fylingdales

**Applicant:** Mr & Mrs J & J Huitson

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/29/711 **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 19 November 2021

**FAO:** Hilary Saunders **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA do have concerns regarding the access onto the A171 associated with this address. However, on the clear understanding that this application will be conditioned to remain ancillary to the main residence, it would not be anticipated that there would be any significant intensification of traffic using this access.

Consequently there are **no local highway authority objections** to the proposed development

<b>Signed:</b>  <i>Ged Lyth</i>  <small>For Corporate Director for Business and Environmental Services</small>	<b>Issued by:</b> Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ <b>e-mail:</b>
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Date: 18 November 2021  
Our ref: 374700  
Your ref: NYM/2021/0876/FL



Mrs Hilary Saunders  
North York Moors National Park Authority  
planning@northyorkmoors.org.uk

Consultations  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

Dear Mrs Saunders

**Planning consultation:** Application for removal of garage, construction of garden room, porch and link extension to store together with alterations to create annexe accommodation

**Location:** Foulsyke House, Foulsyke Farm, Fylingdales

Thank you for your consultation on the above dated and received by Natural England on 09 November 2021.

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Generic advice is provided in Annex A attached.

Yours sincerely

Matthew Dean  
Consultations Team

## **Annex A – Additional advice:**

Natural England offers the following additional advice:

### **Landscape**

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

### **Best and most versatile agricultural land and soils**

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

### **Protected Species**

Natural England has produced [standing advice](#)<sup>1</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### **Local sites and priority habitats and species**

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)<sup>2</sup>. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further

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<sup>1</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>2</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

information including links to the open mosaic habitats inventory can be found [here](#).

### **Ancient woodland, ancient and veteran trees**

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### **Environmental gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

### **Access and Recreation**

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green

infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

### **Rights of Way, Access land, Coastal access and National Trails**

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

### **Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

**From:**  
**To:** [Planning](#)  
**Subject:** Planning Applications 08/11/21 - 14/11/21  
**Date:** 16 November 2021 13:48:31

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Hello,

If the following applications are approved can a bat informative please be attached:

NYM/2021/0885/LB - Forest Lodge Farm, Castleton

NYM/2021/0884/FL - Forest Lodge Farm, Castleton

NYM/2021/0868/FL - 8 Kingston Garth, Fylingthorpe

NYM/2021/0877/FL - Hemmelstones, Clack Lane, Osmotherley

NYM/2021/0876/FL - Foulseyke House, Foulseyke Farm, Fylingdales

NYM/2021/0874/FL - 2 Dale View, Pickering Road, Thornton le Dale

NYM/2021/0871/FL - Ellerbeck House, Priestmans Lane, Thornton-Le-Dale

NYM/2021/0853/FL - Cockshaw Cottage, Dikes Lane, Gribdale

NYM/2021/0746/FL - Glendower, 5 Sled Gates, Fylingthorpe

Can the following application also please have a bird and swift informative:

NYM/2021/0853/FL - Cockshaw Cottage, Dikes Lane, Gribdale

Thank you,

Ellie Davison  
Conservation Trainee

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