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**From:** Victoria Wharton

**Sent:** 25 May 2022 16:23

**To:** Lucy Gibson

**Subject:** Re: NYM/2022/0192 & NYM/2022/0206 - Raincliffe Barn, Throxenby

Dear Lucy,

There won't be any additional loading, the kitchen is moving from its current location to this.

Thanks  
Vicky

On Wednesday, 25 May 2022, 16:06:07 BST, Lucy Gibson

wrote:

Hi Victoria

Thank you kindly for the amended plans.

The only outstanding detail now required for the applications is the detail regarding the foul water provision, as requested by the Authority's Ecologist. I would be grateful for further details regarding what unit will be used, if it would of a sufficient capacity to cope with the increased loading. Further to this, I would be grateful if you could confirm, if a septic tank will be used, whether it drains into a drainage field or soakaway.

Kind regards

Lucy

**Lucy Gibson**

Planning Officer (Northern Area)

Development Management

**North York Moors National Park Authority**

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

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**Normal Working Hours:**

Mon to Fri – 9am to 5pm

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**From:** Victoria Wharton  
**Sent:** 24 May 2022 14:17  
**To:** Lucy Gibson  
**Subject:** Re: NYM/2022/0192 & NYM/2022/0206 - Raincliffe Barn, Throxenby

Hi Lucy,

Apologies for the delay in getting this to you.

Please find attached revised detail as requested.

Kind Regards

Vicky

On Thursday, 19 May 2022, 16:36:52 BST, Lucy Gibson

> wrote:

Hi Victoria

I have received comments from the Building Conservation team in relation to the amended plans and I can advise that the design of the door to the east elevation is considered to be acceptable. However, they would like to see the projecting cill element omitted.

I would be grateful if you could advise if this further small amendment is agreeable.

Kind regards

Lucy

**Lucy Gibson**

Planning Officer (Northern Area)

Development Management

**North York Moors National Park Authority**

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**From:** Lucy Gibson  
**Sent:** 16 May 2022 16:10  
**To:** 'Victoria Wharton'  
**Subject:** RE: NYM/2022/0192 & NYM/2022/0206 - Raincliffe Barn, Throxenby

Hi Victoria

Thank you for the amended plans, I will reconsult the Building Conservation team and advise you when I have received their comments.

I have also received a response from the Highways Authority, they are happy for the condition regarding the loose material on the driveway to be amended to the following:

Within 3 months of the date of any permission the access to the site at RAINCLIFFE BARN, LOW ROAD

THROXENBY must be amended in accordance with the following requirements.

- The final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

Further to this, I have received comments from the Authority's Ecologist, they have concerns regarding the foul water from the converted unit and how this will be dealt with. I would be grateful for further details regarding what unit will be used, if it would of a sufficient capacity to cope with the increased loading. Further to this, I would be grateful if you could confirm, if a septic tank will be used, whether it drains into a drainage field or soakaway.

Should you have any queries, please do not hesitate to contact me.

Kind regards

Lucy

**Lucy Gibson**

Planning Officer (Northern Area)

Development Management

**North York Moors National Park Authority**

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**From:** Victoria Wharton  
**Sent:** 16 May 2022 11:51  
**To:** Lucy Gibson  
**Subject:** Re: NYM/2022/0192 & NYM/2022/0206 - Raincliffe Barn, Throxenby

Hi Lucy,

Thank you for your email.

I have attached the drawings.

If you require any further information, let me know.

Kind Regards

Vicky

On Friday, 6 May 2022, 17:22:40 BST, Lucy Gibson

wrote:

Dear Victoria

Thank you for your email and for confirming that the shed will be omitted.

I have discussed the matter of the doors to the east elevation with the Authority's Building Conservation team and I can advise that proposed elevational and sectional plans would be needed to consider this further.

Thank you for confirming the existing material to the ceiling, this can be finished on a like for like basis.

I can confirm that our recommended plaster mix is as follows (not all 3 coats may necessary).

Plaster onto masonry or lath backing is to be applied in three coat work onto the lightly wetted backing. Coat thicknesses to suit thickness of any existing plaster being worked up to, but otherwise to be:

Render Coat: 1:3 Mix of lime putty:fine sand apply 6-9 mm thick (mm) cross keyed finish.

Floating Coat: 1:3 Mix of lime putty:fine sand apply 6 mm thick (mm) keyed with a devil float.

Finishing Coat: 3:2 Mix of lime putty:fine sand apply this is to be 3 mm thick (mm) steel float finish.

In relation to the pre commencement condition regarding the works to remove the loose material on the driveway, I have contacted the Local Highways Authority and I will update you when I receive their response.

I trust the above is of assistance. I look forward to the receipt of the amended plans at your earliest convenience.

Kind regards

Lucy

**Lucy Gibson**

Planning Officer (Northern Area)

Development Management

**North York Moors National Park Authority**

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

**Normal Working Hours:**

Mon to Fri – 9am to 5pm

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**From:** Victoria Wharton  
**Sent:** 27 April 2022 14:30  
**To:** Lucy Gibson  
**Subject:** Re: NYM/2022/0192 & NYM/2022/0206 - Raincliffe Barn, Throxenby

Dear Lucy,

Thank you for your letter dated 14th April 2022.

The applicant is happy to omit the shed/store. He is also happy to replicate the doors to the east elevation, however he would like to make the top half of them openable if possible.

The applicant is also happy to have full blinds to the west elevation.

The ceiling is vaulted. This has previously been insulated and plasterboarded between the joists using the same materials as the rest of the development when originally converted, which he would obviously look to keep but would be happy to apply whatever plaster or paint finish you would like onto that. The stone walls would remain as stone walls and the other existing wall would be finished in lime plaster to whatever mix you would prefer.

With regard to the highways comments the applicant is happy to resolve the issue of the loose material, however I feel a pre commencement condition is unnecessary, it was not mentioned on the previous application for the garden shed and the gravel was in place then.

If you could let me know your thoughts on the above, I would appreciate that. I am away from my desk from 29th April until 10th May, so I will forward any amendments after this date.

Kind Regards

Vicky