

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0003 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 20 July 2022 10:04:16

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Waiting for revised plans for the windows and doors, please re-consult when available.

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: 590705

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0003  
**Date:** 14 July 2022 08:29:57

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**NYM/2022/0003 (AMENDED PLANS) Instal 9no. replacement windows and 3no. doors together with secondary glazing to 15no. windows and installation of Smartflower solar device to rear garden, The Old Farmhouse, Low Road, Throxenby**

The above application has been considered by Newby & Scalby Town Council and there are no objections to the application as submitted.

**Jools Marley (Mrs) CiLCA**  
**Clerk to the Council**

Newby & Scalby Town Council  
445b Scalby Road,  
Scalby,  
SCARBOROUGH  
YO12 6UA

**From:**

**Subject:** NYM/2022/0003 The Old Farm House, Throxenby

**Date:** 05 July 2022 14:42:07

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NYM/2022/0003 The Old Farm House, Throxenby

The aerial photograph shows the solar collector within the shade cast by a large mature tree. I expect that the applicant has considered this but can we please check. It would be entirely unsatisfactory to have to prune or remove the tree to allow the collector to work efficiently.

Mark Antcliff  
Woodland Officer  
North York Moors National Park Authority

[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0003 and NYM/2022/0004  
**Date:** 10 February 2022 10:38:01

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**NYM/2022/0003 Install 9 replacement windows and 3 doors together with secondary glazing to 15 windows at The Old Farm House, Low Road, Throxenby**

**AND**

**NYM/2022/0004 Listed Building consent for installation of 9 replacement windows and 3 doors together with secondary glazing to 15 windows at The Old Farm House, Low Road, Throxenby**

The above applications have been considered by Newby & Scalby Parish Council and no objections are offered.

**Jools Marley (Mrs) CiLCA**  
**Clerk to the Council**

Newby & Scalby Parish Council  
445b Scalby Road,  
Scalby,  
SCARBOROUGH  
YO12 6UA

**For everything to do with The Community Hub (including bookings), please contact**

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**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0003 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 31 January 2022 16:14:38

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The Old Farm House, Low Road, Throxenby.

NYM/2022/0003 & NYM/2022/0004.

Listed Building consent for installation of 9 no. replacement windows and 3 no. doors together with secondary glazing to 15 no. windows.

Consultee response:

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

- Firstly, the submitted plans do not accurately depict the existing windows in detail. Referring to windows or 'item' numbers 2,5,6,9,10,12 & 14 for example, the existing are clearly Yorkshire sliding sashes, yet the plans show them as opening casements. To make a clear assessment of change to a designated asset (in this case a grade II) the plans are to be an accurate representation of what is currently there. I ask the applicant to provide such plans.

- Regarding the proposed new windows, the two main concerns with the replacement of windows with standard double glazed (24mm) units is of course the authenticity of the window and the aesthetic proportions. The material, frame sizes, mouldings, glazing bars and glass (including reflective quality) will not replace the existing features which compromises the aesthetic qualities of the remaining traditional style windows (which are to be secondary glazed) and undermine the integrity of the historic building. Clearly, the plant-on bars are not a traditional feature of period buildings and are not supported in listed buildings even where the principle of double glazing is accepted. These are a poor architectural detail that will undermine the quality of craftsmanship shown elsewhere in the property.

Furthermore, the proposed windows are far from accurate copies, they do not replicate the Yorkshire sliding sash in any way; the plans show them to be opening casements.

- Overview of national guidance on an approach to windows in listed buildings, for this case we refer the applicant to sections 1 -5:

(Chapter 6 of Historic England's: Traditional Windows)

1. Historic windows – repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
2. Windows which are later replacements but are traditional in style - repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
3. Historic or traditional replacement windows which do not contain historic glass it may be possible to introduce slim-line double glazing to the existing frames. There might be compatibility issues e.g. the need for thicker frames, which would harm significance and in such cases other thermal upgrading solutions should be sought (secondary glazing, thermal strips, draught-proofing etc.)
4. Unsympathetic windows (e.g. stormproof casements) – replacing these with traditional windows either single or slim-line double glazing might cause no additional harm.
5. Where a new window or glazing is agreed broken reflections in multipane windows should be replicated and where elevations have high aesthetic value - a whole elevation approach should be taken (not a mixture of window patterns or glazing types).

The windows at the property clearly meet the guidance test one, two & three noted above and every effort should be taken to ensure any character is not eroded away with the use of poorly designed replacements.

- Similarly, the same approach should be used concerning the door replacements; including ironmongery, as these contribute to the character of the building.

To conclude, I recommend this application in its current form be refused until the applicant produces accurate plans and re-considers their approach. I do however support the use of secondary glazing as a means of improving thermal efficiency and comfort, especially as this would not impact the aesthetic qualities of the existing windows.

Should the applicant wish to consider other opportunities to improve thermal comfort, I recommend they review the guidance above.

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

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