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**From:** Thomas Hart <  
**Sent:** 24 August 2022 16:42  
**To:** Jill Bastow  
**Subject:** RE: Hilda Cottage

Hi Jill,

Great comments! Its lovely to see this side of the process!

I think your right, it seems they have followed much of our advice which is great, and the conditions you have suggested are perfect.

Reviewing the latest plans, I would say we would want to condition the internal lime pointing mix as with the outside (add to this one), just to be sure its right. Also, we should condition the details for the proposed breathable lime based insulative product being used on the walls internally.

Regarding the floor, they mention the use of a 1200g DPM. This needs to be omitted in favour of a breathable membrane, like geotextile. Also, the ceiling (we did get the natural fibre insulation over kingspan) is noted as using plasterboard and skim. Again, this should be omitted for a more breathable option.

I looked over my last comments and we did ask them to omit modern materials for more natural, breathable ones...seems they let a few through the net.

This may not be the response you were hoping for to sign off and I am sorry for that, they are so close!

Thank you Jill, what are your thoughts?

Kind Regards,

Tom Hart  
Building Conservation Officer

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

Hilda Cottage, Shell Hill, Robin Hood's Bay

NYM/2022/0370 & NYM/2022/0379 – re-consult

Listed Building consent for alterations to store to form additional living accommodation

#### Consultee response

Reviewing the amended plans, I welcome the ironmongery on the false door to the store, the rainwater goods being black, the windows are to be single glazed, the roof insulation will now be sheep's wool and the paint will be removed from the external stonework, allowed to dry/inspected, along with repointing in a lime-based mortar.

However, before this application can be approved, I have a few more amendments:

- The details on the pantiles are welcomed, although they must be handmade, please can this be added to the information provided.
- The lime-based mortar is the perfect product for the repointing if it is not hydraulic/NHL. A non-hydraulic lime-based mortar (lime putty or hot mix lime) is preferred in this location. Please could the chosen mix and ratio be provided, for the avoidance of doubt.
- I noted on my previous comments that the rear to the store would benefit from the introduction of rainwater goods, as currently there are none. The amended drawings show this has been applied to the main part of the building at the rear, and not the store.
- Regarding the replacement windows, it is noted that "...it is felt that the existing windows to the dormers are beyond repair and do require to be replaced with new timber windows" ('Conservation revisions and confirmations', point one). This is still not clear and convincing justification for replacement windows to this Listed Building, please could the applicant provide images to illustrate the 'beyond repair' argument.
- Referring to the internal store walls, whilst I understand the reasoning behind the concept of a timber stud wall which allows a 25mm gap for breathability, I do have concern over the continued use of modern materials with this stud wall, i.e., the Kingspan or similar insulation, plasterboard, and skim – materials that are the least compatible with traditional materials.

To comply with the ideal design for conversions of this kind in the National Park, and to allow for breathability, the applicant should omit the stud wall, in favour of making good the existing stonework, lime point, and render (with an insulative product). So to be sympathetic and maintain the rustic, rough aesthetic a stone wall creates and not produce a space which would be more akin to a new build.

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2022/0370  
**Date:** 29 June 2022 12:23:14

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Good Afternoon

The Parish Council discussed this Planning Application on 15 June and, provided the work is completed to NYMNP standards, have no objections.

Kind regards Jude Wakefield  
Parish Clerk and RFO Fylingdales Parish Council

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0370 - Case Officer Mrs Jill Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 08 June 2022 11:31:12

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Hilda Cottage, Shell Hill, Robin Hood's Bay  
NYM/2022/0370 & NYM/2022/0379  
Listed Building consent for alterations to store to form additional living accommodation

Consultee response

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

- The plans in their current form are not sympathetic to this listed building, and as such should be refused. However, below are some revisions for the approach, which once applied could provide an application which has more favor for approval.
- Following guidance and policy, the windows should be repaired before replacements are considered, I can see that this approach has been applied to the front elevation and should be applied to the dormers and gable end windows. That is unless clear and convincing justification can be provided that they are beyond repair. Notwithstanding the above, I ask that the applicant provide further information on the thickness of the proposed double glazing.
- Regarding the store windows, I feel there is an opportunity to enhance the design. The plans state they will match existing. I propose that they are designed to match those of the main dwelling's front elevation (glazing bar profile style and size). In these windows, slim line double glazing could be permitted as it will cause no additional harm to the significance of the building, and with an improved pattern, would be an enhancement. Cross sectional and construction details (including glazing) will need to be provided for approval.
- Regarding the replacement door, I only ask that the applicant provides information on the ironmongery, the plans do not describe any and I would prefer them to be present, so to retain the features of being a store door (albeit closed off). Cross sectional and construction details will also need to be provided for approval.
- Referring to the store conversion, should any new pantiles be required, I require them to be hand-made, natural red. Also, I ask that the applicant provides information on the colour of the rainwater goods.

Reviewing the external stonework, it seems that the lack of rainwater goods on the rear elevation, and faulty ones to the front, have saturated the stone and timber. I propose that the rear has rainwater goods incorporated into the plans. Leading on from this, the paint on the front elevation of the store could also be adding to the issue of trapped moisture and not aiding in breathability. I ask that the applicant removes this paint and assesses the stonework/mortar (a lime wash can be added later).

Internally, the choice of modern, less breathable materials is not appropriate for this traditionally built part of the building. I ask that the applicant omits and instead chooses natural, breathable materials such as lime plaster/limecrete and natural fibre insulation.

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: 588713