
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

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: 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

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

From:
To: [Dawn Paton](#)
Subject: FW: Informatives for applications 16/05-22/05
Date: 01 June 2022 16:50:23

From: Zara Hanshaw
Sent: 01 June 2022 16:15
To: Planning
Subject: Informatives for applications 16/05-22/05

Good afternoon,

If the following applications are approved, please can a bat informative be included in the decision notice:

NYM/2022/0372- Selly Hill Bungalow, Guisborough Road, Aislaby
NYM/2022/0367- Underhill Farm, Daleside Road, Farndale East

If the following applications are approved, please can a breeding bird informative be included in the decision notice;

NYM/2022/0379- Hilda Cottage, Shell Hill, Robin Hoods Bay
NYM/2022/0371- land off Woodhead Field Lane, Gillamoor
NYM/2022/0367- Underhill Farm, Daleside Road, Farndale East
NYM/2022/0338- Prospect House Farm, Hay Lane, Scalby
NYM/2022/0331- Hill Crest, High Street, Lockton

If the following applications are approved, please can a swift informative be included in the decision notice;

NYM/2022/0379- Hilda Cottage, Shell Hill, Robin Hoods Bay
NYM/2022/0372- Selly Hill Bungalow, Guisborough Road, Aislaby
NYM/2022/0367- Underhill Farm, Daleside Road, Farndale East

Many thanks

Zara Hanshaw ACIEEM
Assistant Ecologist
[\(she/her\)](#)

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

Date: 23 May 2022
Our ref: 393254
Your ref: NYM/2022/0379



Mrs Jill Bastow
North York Moors National Park Authority

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

BY EMAIL ONLY

Dear Mrs Bastow

Planning consultation: Application for alterations to store to form additional living accommodation
Location: Hilda Cottage, Shell Hill, Robin Hoods Bay

Thank you for your consultation on the above dated and received by Natural England on 19 May 2022.

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](#)¹ 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](#)². 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 information including links to the open mosaic habitats inventory can be found [here](#).

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

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

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 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: Re: NYM/2022/0379
Date: 29 June 2022 12:22:13

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
