

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0697 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 16 December 2022 11:59:21

No comment

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: 599843

Hawthorn Hill Farm, The Long Barn, Green End, Goathland

NYM/2022/0697 – re-consult

Installation of replacement windows and doors to dwelling, re-roofing of dwelling and barn, relocation of door to barn together with installation of air source heat pump and installation of solar panels to both dwelling and barn and retrospective permission for 2 no. sheds and 1 no. chicken coop.

Consultee response

Reviewing the additional information, I have the following comments:

- The revised plans do not clearly highlight the replacement window design, for example are they accurate copies of the existing or an improved design, such as flush fitting casements and not storm proof. Regarding the window/door sections drawing, the red and blue detail needs explaining, is this timber, a vent, draught seals? (appear to be on the outside). For aesthetic reasons, putty pointing will be preferred, which will not detract from the character or setting of this historical outbuilding, which is set within the curtilage of a Listed Building. A hybrid polymer putty is advised when bedding and beading these types of units, as linseed putty is not compatible with the seals.
- Now that the glazing thickness and sectional details have been provided, and assessing the context, suitability, and sustainability, the 56mm triple glazing is not appropriate. Historic England are quite clear on this matter, for example they note that the units can have a relatively short life span, estimated to be between 15 – 25 years. In addition, in embodied energy and carbon, IGUs (insulated glass units) have pay back periods that can greatly exceed their design life, especially for units filled with inert gases. Furthermore, when the seals fail and let in water vapour this then condenses on the interior of the glass. They can be difficult to repair and also much more difficult to recycle than plain glass – discarded double-glazed (and even triple glazed) windows have become a major contributor to landfill. The energy required in manufacturing and transportation can also be significant in the overall equation.

Triple glazing can further enhance the thermal performance of the window and increase resistance to sound, but is unlikely to be justified in environmental impact terms (as noted above) when looking at the whole life costs, (rather than just the operational costs). Research has shown that secondary glazing with a low emissivity hard coating on its outward-facing side can reduce heat loss through glazing by over 60%. In addition, secondary glazing has a lower carbon cost than double or triple glazed units.

Installing secondary glazing can be an efficient and effective way to reduce heat loss and noise. It can reduce heat loss as effectively as double glazing, particularly if low emissivity glass is used, and is even better than double glazing at reducing noise. Secondary glazing is a low-risk intervention that can deliver long-term benefits for the expenditure of energy and carbon. It is also relatively low cost, compared to window replacement.

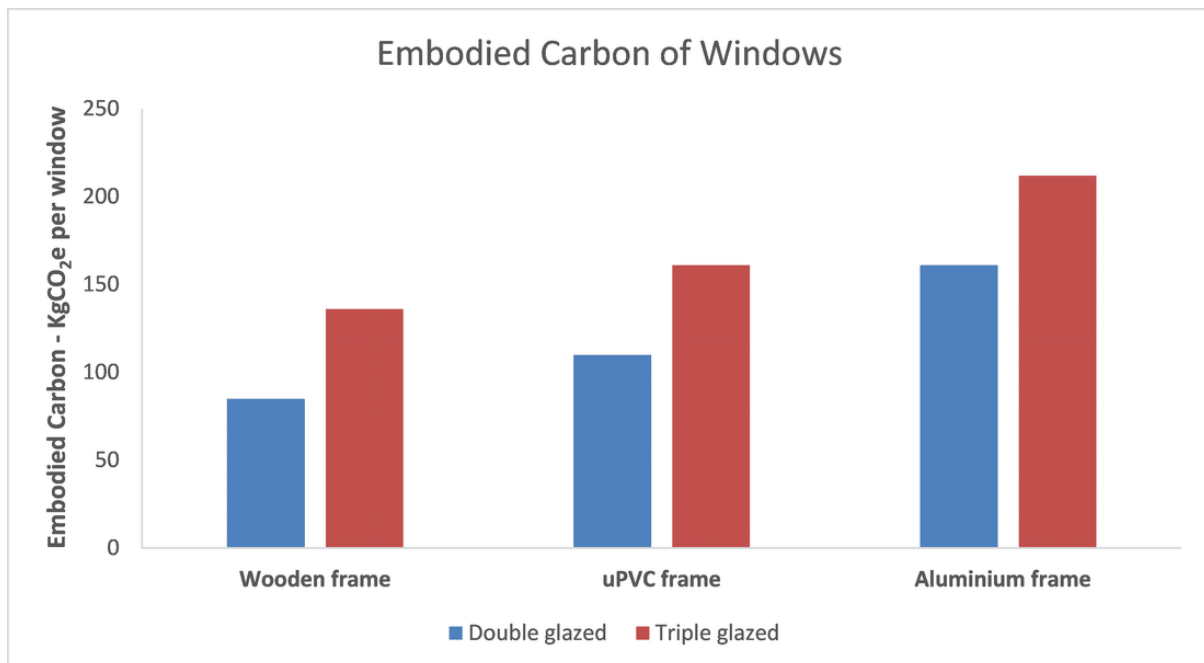
Interior shutters or insulated curtains are additional and effective ways of reducing heat loss at night when external temperatures are at their lowest.

- Referring to the solar panels, no comment on the pole barn. The stone barn (main dwelling) proposed solar 'stick on' is less acceptable. I see no clear and convincing justification to mount solar arrays on the principal roof, especially as the pole barn will seem to have sufficient arrays and that this historic barn is within the curtilage of a Listed Building. Should the pole barn arrays prove to insufficient, then well-located ground mounted will be the next consideration that is deemed acceptable.

In addition, the plans propose 'heavy clay pantiles', referring to the conditions from the 1999 conversion, cond. 4 required traditional non-interlocking, non-pre coloured natural red clay pantiles, and thereafter be so maintained. It appears that only half of the north elevation has this type, therefore potentially a breach of condition. All new tiles need to be hand-made natural red pantiles as stated in previous permission. To cover a traditional pantile roof will be harmful to the setting and character of this historic farmstead.

- No comment for air source heat pump.
- No comment on the internal insulation for modern enclosed timber barn.
- No comment on paint colour for the Joinery.

Figure 1: Historic England slide highlighting the embodied carbon, note triple glazing is the highest regardless of frame material.



As the applicant is wishing to make a low carbon investment at the property, whilst promoting sustainability, the above information should be of some use.

From:
To: [Planning](#)
Subject: NYM/2022/0697
Date: 03 November 2022 18:48:01

Dear Planning

Re: NYM/2022/0697 - Hawthorn Hill Farm, The Long Barn

The above application was discussed at our recent parish council meeting and no objections were raised. The council support this application.

Many thanks

Connie

Mrs Connie Wiggins
Clerk, Goathland Parish Council
Moorgarth
Mill Green Way
Goathland
Whitby
YO22 5LZ

From:
To: [Planning](#)
Subject: Planning 03/10/22-09/10/22
Date: 21 October 2022 10:53:47

Hello,

Please can a bat informative be added to the following:

NYM/2022/0713 - Waits House, Village Green Drives, Goathland
NYM/2022/0711 - Pinchinthorpe Hall, Guisborough
NYM/2022/0707 - land to the north of Horseshoe Inn, Braygate Lane, Levisham
NYM/2022/0697 - Hawthorn Hill Farm, The Long Barn, Green End, Goathland

Please can a bird informative be added to the following:

NYM/2022/0713 - Waits House, Village Green Drives, Goathland
NYM/2022/0711 - Pinchinthorpe Hall, Guisborough
NYM/2022/0707 - land to the north of Horseshoe Inn, Braygate Lane, Levisham
NYM/2022/0697 - Hawthorn Hill Farm, The Long Barn, Green End, Goathland

Please can a swift informative be added to the following:

NYM/2022/0713 - Waits House, Village Green Drives, Goathland
NYM/2022/0711 - Pinchinthorpe Hall, Guisborough
NYM/2022/0707 - land to the north of Horseshoe Inn, Braygate Lane, Levisham
NYM/2022/0697 - Hawthorn Hill Farm, The Long Barn, Green End, Goathland

Thanks,

Ellie Davison
Conservation Trainee
(she/her)

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

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0697 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, uk
Date: 20 October 2022 14:20:00

Hawthorn Hill Farm, The Long Barn, Green End, Goathland
NYM/2022/0697

Installation of replacement windows and doors to dwelling, re-roofing of dwelling and barn, relocation of door to barn together with installation of air source heat pump and installation of solar panels to both dwelling and barn.

Consultee response

Reviewing this application and the proposed development at this site, I have the following comments:

- The submitted plans do not show the existing and proposed elevations accurately to assess the change of fenestration. In addition, the plans do not illustrate the proposed solar panels size, style, and locations. These missing details are required for the avoidance of doubt.
- The location of the air source heat pump seems appropriate. However, in terms of creating an efficient heating system, I implore the applicant to ensure that the whole house is insulated as well as practically possible.
- For clarity, please can the applicant confirm which roof coverings are going to be changed, it is unclear if the main dwelling roof will be altered.
- Regarding the windows, they are noted as being replaced in timber with the inclusion of triple glazing. In principle, this is acceptable as long as the replacements copy the existing pane configuration, glazing bar style and moldings, as well as the reveal depth. As the plans are void of any existing and proposed elevations, as well as a lack of a window schedule (including photos) it is difficult to assess the validity of this change, as such, please can the plans accurately represent this change.

However, in terms of conservation, sustainability, and the re-use of existing windows, the applicant could consider repair/retention first, which should be welcomed by the applicant, as they wish to make a low carbon investment at the property. Repair is always the best option for several reasons:

- 1) The whole life environmental cost of replacement will be much greater than simply refurbishing and will take many years before savings on heating will offset the energy used to manufacture the replacement windows.
- 2) Repairing windows rather than replacement is not only more sustainable but makes better economic sense, particularly when old windows can be refurbished with new draught seals. Also, the use of shutters or installation of secondary glazing can aid in improving their thermal performance. Note, should the latter be chosen, the windows should not be draught proofed, so to avoid condensation.
- 3) Furthermore, a better understanding of where the main heat loss is. It is a common misconception that heat is mainly lost through the glass. The retrofitting of draught seals into existing windows will provide improvements, research suggests air leakage can be reduced by between 33-50%.
- 4) Slim-line double glazing could be retrofitted into the existing frames, as long as there are no compatibility issues, such as the rebate depth. The lowest u-value and the best in terms of recyclability and embodied carbon, vacuum sealed double-glazed units are far superior when compared to thicker double-glazed units. The upshot is they are around 6-7mm thick, which is less of an issue in terms of the rebate compatibility, when standard single glazing is around 4mm.

In addition, the applicant wishes to use triple glazing (36mm?) which does have a low u-value rating, but sadly at the cost of having higher embodied carbon – the use of gases is a large contributor – whilst having a life span of around 15-20 years. Also, these units can have energy pay-back periods that can greatly exceed their design life, while the recyclability is much harder due to the construction elements, which can end up in land fill.

- The supplementary info provided states that the pole barn will have layers of weatherproofing, insulation and render added to the existing structures, yet the plans do not represent this, for the avoidance of doubt, please can the plans accurately represent this change/alteration.

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: 595817

From:
To: [Planning](#)
Subject: NYM/2022/0697 - Consultation response
Date: 14 October 2022 12:40:01
Attachments: [0.png](#)
[image001.png](#)
[NYM_2022_0697.pdf](#)
[Annex A.PDF](#)
Importance: High

Our ref: 408587

Your ref: NYM/2022/0697

Dear Sir or Madam,

Planning consultation: Application for installation of replacement windows and doors to dwelling, re-roofing of dwelling and barn, relocation of door to barn together with installation of air source heat pump and installation of solar panels to both dwelling and barn

Location: Hawthorn Hill Farm, The Long Barn, Green End, Goathland

Thank you for your consultation on the above dated 3rd October 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#)

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Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](#) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning 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.

Should the proposal change, please consult us again.

Yours faithfully,

Loz Burrige
Natural England
Consultation Service
Hornbeam House
Crewe Business Park, Electra Way,
Crewe, Cheshire, CW1 6GJ

www.gov.uk/natural-england



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. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

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>

Annex A – Additional advice

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 3.1](#) 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 3.1](#) 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 3.1](#) 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.

Annex A – Additional advice

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

Paragraphs 100 and 174 of the NPPF highlight the importance 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 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/2022/0697
Date: 03 October 2022 13:45:48
Attachments: [0.png](#)

Dear planning

Unfortunately this has missed our October meeting deadline and will be discussed on the 2nd November. I will send the councils thoughts through immediately after the meeting.

I would be grateful if you could acknowledge this email.

Many thanks

Connie

Mrs Connie Wiggins
Clerk, Goathland Parish Council
Moorgarth
Mill Green Way
Goathland
Whitby
YO22 5LZ
