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**From:** Josh Capitano  
**Sent:** Thursday, June 8, 2023 10:31 PM  
**To:** Emily Jackson  
**Cc:** Clair Shields  
**Subject:** Re: FW: NYM/2022/0775 - Dolphin Hotel Robin Hoods Bay - Additional Information

Dear Emily and Claire,

Further to our previous correspondence and Claire's confirmation of the preferred ventilation items, please find attached the requested updated drawing with the locations and type of the ventilation vents and louvres adjusted to the recommendations.

This drawing is to supersede the previously sent DWG02 Proposed Arrangements A1 Rev A

Please can you confirm receipt of this email and its attachments via return while also confirming timescales for the re consultation and decision.

If you have any questions, please don't hesitate to get in contact.

Regards  
Josh Capitano

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**From:** Josh Capitano  
**Sent:** Wednesday, May 17, 2023 9:22 AM  
**To:** Clair Shields ; Emily Jackson Lydia  
Gibson ; Adrian Watson  
**Subject:** Re: FW: NYM/2022/0775 - Dolphin Hotel Robin Hoods Bay - Additional Information

Morning Claire/Emily,

Further to your email below regarding the louvred vent and the roof vent, and after discussion with the kitchen supplier and installer, I can confirm that the louvered vent can be located in the window and created in timber to match the timber framed window it is sat in.

I can also confirm that the location on the roof vent will be set back as far into the roof slope as possible to avoid being seen from New Road as well as located as far from the neighbouring dormer as possible. This will also be finished in matt black.

Please can you confirm receipt of this email as well as confirming the next steps towards the a decision on the application.

Emily, further to your separate email I can confirm we are happy to proceed past the 26 week.

If you have any questions or require any further information, please don't hesitate to get in contact.

Regards

Josh Capitano

On Tue, Apr 25, 2023 at 1:08 PM Clair Shields

> wrote:

Hi Josh

Apologies for the delay in emailing you, following our telephone conversation the other week. As discussed, our preferred approach for the ventilation to serve the kitchen area is to utilise the existing window with timber louvers, along with a roof vent. If the roof vent could be set back within the roof slope as much as possible, in order to minimise views from New Road and painted matt black. I notice that there is a dormer on the neighbouring property, close to where the vent is proposed, so please consider impact on neighbouring amenity etc.

Any problems please come back to us.

Many thanks, Clair

**Clair Shields**

Planning Officer (Policy)

**North York Moors National Park Authority**

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

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**From:** Josh Capitano

**Sent:** 23 February 2023 11:06

**To:** Emily Jackson

Lydia Gibson

**Subject:** Re: NYM/2022/0775 - Dolphin Hotel Robin Hoods Bay - Additional Information

Hi Emily,

Hope youre well.

Sorry for the delay in getting back to you, we have been waiting on the ventilation company to come back with the correct information.

I have attached the update drawings which show the wall and window mounted louvers and the roof fan for the ventilation of the property.

These are located on the non listed side of the building.

Please can you review and confirm any feedback or comments that you may have.

If you have any questions or require any further information, please don't hesitate to get in contact.

Regards

Josh Capitano

On Wed, Jan 25, 2023 at 12:00 PM Emily Jackson

> wrote:

Hi Josh,

Not a problem – I will hold off agreeing an extension of time until I have received the updated drawings etc from you and then once I have received those, we can agree a new expiry date.

Kindest Regards,

Miss Emily Jackson

Development Management Trainee

North York Moors National Park Authority

The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

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**From:** Josh Capitano < >  
**Sent:** 25 January 2023 08:51  
**To:** Emily Jackson <  
**Subject:** Re: NYM/2022/0775 - Dolphin Hotel Robin Hoods Bay - Additional Information

Morning Emily,

If we could delay the decision and have this new vent on the application that would be fantastic.

Please see below response from the client:

*It is on the same side as the windows which is not listed and it's for a vent for the extraction unit. The kitchen project manager has the details you will need.*

I will get in contact with the kitchen project manager for the information and add to the drawings.

I am visiting this site again on Saturday 28th January so should hopefully have all information and drawings updated for Monday 30th January.

If you need any further information in the meantime, please don't hesitate to get in contact.

Regards

Josh Capitano

On Tue, Jan 24, 2023 at 3:28 PM Emily Jackson <

wrote:

Hi Josh,

On which elevation would the roof vent need to be installed?

If it would be on the same elevation as the replacement windows, I'm sure we would be able to include it within the current application – however, this current application would need an extension of time to account for receiving the additional details etc and including it into the report (but this way it would save an additional application cost).

If it were to be on the other, listed elevation, then I'd have to double check if it could be included in this current application as it would also need an application for Listed Building Consent.

If you send me over some rough details, i.e., appearance, location etc.. then I can discuss it with my colleagues tomorrow – I'll hold off on issuing the decision for you so this application remains open for now, and we can go from there.

Hope that's ok – if you have any questions let me know.

Kindest Regards,

Miss Emily Jackson

Development Management Trainee

North York Moors National Park Authority

The Old Vicarage

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Helmsley

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**From:** Josh Capitano >  
**Sent:** 24 January 2023 15:05  
**To:** Emily Jackson  
**Subject:** Re: NYM/2022/0775 - Dolphin Hotel Robin Hoods Bay - Additional Information

Hi Emily,

Happy to go with timber as the material for the windows.

On a separate note, the mechanical and ventilation engineer has requested that his proposal have a vent that is located on the roof of the property.

Would this require a new planning application for this property?

If you have any questions, please don't hesitate to get in contact.

Regards

Josh Capitano

On Tue, Jan 24, 2023 at 2:24 PM Emily Jackson

wrote:

Hi Josh,

Not a problem at all – thanks for getting back.

Timber would be the Authority's preferred material as it would be considered the most in keeping with the Conservation Area. The report is all ready to go on the basis that the windows are timber if you are happy for me to issue the decision this way?

Kindest Regards,

Miss Emily Jackson

Development Management Trainee

North York Moors National Park Authority

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**From:** Josh Capitano

**Sent:** 24 January 2023 14:20

**To:** Emily Jackson

**Subject:** Re: NYM/2022/0775 - Dolphin Hotel Robin Hoods Bay - Additional Information

Hi Emily,

Sorry for the delay in getting back to you.

The windows were originally proposed to be timber in the section details, would this be the preferred material or would alternative material also be acceptable?

If so, I can ask the contractor if they have a preferred material as they may be looking to cut costs.



If you have any further questions, please don't hesitate to get in contact.

Regards

Josh Capitano

On Thu, Jan 19, 2023 at 11:36 AM Emily Jackson <

> wrote:

Dear Mr Capitano,

Just a quick email regarding the application for replacement windows at the Dolphin Hotel, Robin Hoods Bay.

Please may you confirm the material the replacement windows would be – are they proposed to be timber?

Kindest Regards,

Miss Emily Jackson

Development Management Trainee

North York Moors National Park Authority

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