

**From:** Zara Hanshaw  
**Sent:** Wednesday, July 19, 2023 1:53 PM  
**To:** Jill Bastow  
**Subject:** RE: Bat surveys

Hi Jill,

For Prospect House:

I would recommend that we also include a Biodiversity Compensation and Enhancement strategy. This should include plans and details of the type and location of the proposed compensation and enhancement measures included in the submitted Barn Owl and Bat Survey reports by Wold Ecology Ltd. It doesn't look like the submitted plans have been updated in line with the recommendations from the report, and the details for the compensation measures have not been finalised. I would also recommend that an external lighting condition is included- this should include reference to avoiding sensitive areas for roosting bats and barn owls.

Best wishes,

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

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

## Prospect House Farm

### Holding Comment

Thank you for re-consulting me on the amended plans. The proposal is for the conversion of a number of stone built barns and so for ease I have split up my comments:

### Windows and Doors

We welcome the changes to stable doors and the removal of some of the faux shutters. As with all windows on curtilage listed buildings they should be in single or slim line double glazing (either timber or aluminium). Joinery details for the windows can be supplied now or as part of a condition.

Including this condition also, *GPMT14 Window frames in reveals to match existing (RSN GPMT02)*  
*The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity.*

The large upper floor window (formally threshing door) to elevation A, this needs to be set back significantly in its frame (over 75mm). It overlooks the main listed building and over the historic farmyard which has a traditional setting. To avoid it looking dominating, its frame needs to be as thin as possible and painted a dark colour i.e dark grey so it 'disappears' into the glass. All square window openings should be of a 3 over 1 or 4 over 1 design as would be traditional for agricultural windows.

### Materials

There needs to be samples provided for all new replacement materials, including the dry stone wall proposed around the property, slate and pantile and mortar used. Mortar should be a hot lime mortar with a bagged finish. All stonework should match the existing, i.e herringbone tooled sandstone.

It is noticed on the plans the removal of the concrete in the inner courtyard. This would leave a considerable gap to get into some of the barns, are steps proposed then?

### Lighting

All lighting proposed needs to be provided and its location. Not only so that it is sympathetic to the listed building but so that it is Dark Sky Compliant.

### Insulation

With the building being curtilage listed there are certain restrictions (in terms of its conversion) needed to it to preserve it for future generations. It is lucky for the applicant that certain parts of the barns have seen massive intervention and unsympathetic replacement over the years that the conversion requirements would not be as strict as other curtilage listed buildings (and therefore not be as costly).

That said, what is left historic is therefore infinitely more important, any more un-sympathetic development could tip the balance into harmful and the building would be considered eligible to be removed as curtilage.

Modern techniques like a damp proof course would be considered harmful to the building (these are for buildings of modern construction) and are often seen to fail in 10years or so. The stone work, being historic would be damaged by installing a DPC with insulation, you might not be getting damp through to the interior walls with it but it WILL trap moisture in the inside cavity and erode away at the stonework, it is not a suitable technique for walls of an historic construction.

To provide this breathability and moisture barrier, timber fibre board can be installed which would diffuse any moisture in the walls to prevent a build up of damp (on the interior and exterior walls), lime plaster would be suitable to go over the top. This might be a costly alternative now but it will save the applicants money in the long term when damp starts to erode away at the stonework and it needs replacing.

As always, if you can provide adequate justification as to why a DPC with the insulation you want would be a better alternative to the building and its historic fabric than that would be considered as part of your application.

## Roof

Thank you for supplying the Colin Fenby Structural Condition Report. I wish to point you to part B Roofs (ii) 'No details of the spans, sizes/spacings for timber rafters and purlins were obtained during this survey, nor a close quarter examination regarding the general condition of the same undertaken, especially at eaves level seating points along external supporting walls. A separate, specialist survey is therefore required to address this and obtain this information as the basis for the new roof design'. – This is exactly what I asked for in my previous comments, and so my comments still stand.

Lucky for the applicants (in terms of cost and justification for removal) the roof timbers to the barns marked B, E and F on the plans (excluding the general store and workshop) are in a bad condition and have been re-roofed in the latter part of the 20<sup>th</sup> century. The roof timbers have little historic interest to these parts and so are suitable to be replaced. However, as mentioned previously we do require details on what they are to be replaced with, including size, type of material (oak etc) and design of the roof (i.e arranged in a king posts etc). This can be supplied as a simple plan form diagram. There is less concern about the insulation proposed to the roof of these buildings as they are of a modern construction.

However, the roof to the workshop and general store is historic and contains lath and plaster. It contains historic fabric and so needs more care and attention to it. As previously said 'We would not support the removal of timbers in this roof, unless a structural survey is provided to say these timbers have failed, which ones have and what they are being replaced with (like for like replacement only supported)'. With this roof being historic we would want to see a more sympathetic approach here than with the rest of the barns. The lath and plaster should be repaired and re-instated and a sympathetic form of breathable insulation used on the roof;. We would need to know the type of insulation and how it will be applied, we would want to see something breathable like rock wool, hemp board, etc in between the rafters with lime plaster over the top.

## Floors

The floors to this collection of farm building have all been screed out with cement in the later part of the 20<sup>th</sup> century. We would advise for the cement to be removed and a limecrete floor being placed back down with a geotextile membrane like foam glass aggregate. However, with it already been in place, there are no objections to the floors remaining in concrete, we would not support a DPC. If you want to combat any 'potential' build up in water, the concrete floor is the place to target. You are already proposing to relay this floor at present, so I would recommend installing a permeable limecrete floor with foam glass aggregate. It may be more costly, but it is worth making sure the renovation is done right first time and so the applicant does not have to go through these same steps a few years down the line when damp becomes more of an issue through the use of impermeable materials.

SPAB highlights that in recent decades refurbishment of old floors has resulted in old floors being removed for a concrete slab with a DPM (since the 1970s) to prevent damp from rising. This often just pushed the moisture from under the floor into the outside walls. This is frequently misdiagnosed and incorrectly treated when the floor itself shows no signs of failure. In order to meet Building Regulations, solid ground-floor systems must provide a barrier to rising moisture. This is generally achieved with the use of a plastic DPM under a concrete slab. In a limecrete floor, the FGA (foam glass aggregate) is laid as a loose fill and works as a substitute for a DPM. The large granules, typically 20-50mm across, create air gaps that prevent any moisture rising up via capillary action. The granules themselves are closed cell, meaning that they cannot transport moisture from one cell to the next, and perform well in a damp environment.

If the water level rises within a limecrete floor, it is free to do so within the thickness of the foam glass, and to drain freely when the water recedes without causing damage. It is essential as with all floor systems, that any ground water issues are resolved before the installation of the floor. This could involve the construction of French drains around the building or, in some cases, drainage may be necessary beneath the loose-fill insulation layer. Unfortunately, numerous research has shown that a DPC or DPM is not the right option to apply to a building of historic construction and will in the long term create further damage.

#### Walls

The dry lining and insulation of the walls proposed is objected to, they are considered harmful to the historic fabric of the building. The walls to all the barns need to be in a breathable material to protect and dry out the building; either lime mortar and hemp applied directly to the walls, or wood fibre boards with lime mortar over the top, dry lining is not supported and will cause damage to the walls, the buildings health and potentially the occupants health (through a build up of damp) in the future.

The Structural Condition Survey 5 (x) 'provide concrete thickened edge to new floors to provide a perimeter foundation'. I am not 100% sure what is proposed here but concrete foundations around the building would be objected to as there has been no evidence provided for their need and so would be seen as a harmful intervention.

#### Re-building

As mentioned previously; The stonework to the barns appears to be in relatively good condition, the 2 stone arches are failing from above and so their re-building is not objected to. A method statement would need to be provided as to how this would be done, however. All cement mortar should be scraped out and replaced and re-pointed with a hot lime mix.

The Structural Condition survey proposes the re-building of numerous walls. A method statement would be needed to show how these walls will be re-built and how the structural integrity of the building will not be damaged when the walls are down.

As always happy to discuss.

ALR

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2023/0152 - Case Officer Mrs Jill Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 02 June 2023 14:18:51

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please see comments by email to the Case Officer  
Thank you

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: 607114

**From:**  
**To:**  
**Cc:**  
**Subject:** Prospect House Farm, Scalby, NYM/2023/0152  
**Date:** 13 April 2023 14:47:24

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Hi Jill,

For some bizarre reason my full comments didn't send for Prospect House Farm, please find them below.

Kind Regards

Annabel

Prospect House Farm

Holding Comment

Prospect House Farm is an early 19th century grade 2 listed farmhouse, not in a Conservation Area. Its barns (of which this application refers) are therefore classed as curtilage listed. Subsequently, this application has been determined in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 12 of the NPPF paragraphs 189, 194, 195, 197 and 200, as well as, Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The majority of this application is considered acceptable, there are only a few things that need to be altered/and or addressed.

Firstly, the inner courtyard (facing the farmhouse) has a very traditional setting and adds to the farm yard setting of the grade 2 listed farmhouse. The two fully glazed doors on the plans (ELEVATION - A - 1:100) should be changed to stable doors, to keep this traditional agricultural character of the inner courtyard of the farm. We would also want to see the removal of the faux shutters on the windows to avoid it looking pastiche. With all listed buildings the windows should be single glazed or in slim line double glazing. We would want to see the following condition placed on the windows:

'GPMT14 Window frames in reveals to match existing (RSN GPMT02)

The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity'.

Joinery details will need to be provided for all windows and doors (this can be done at condition stage) as well as a sample panel of any new stonework (including mortar) and roof materials. The roof timbers to the barns marked B, E and F on the plans (excluding the general store and workshop) are in a bad condition and have been re-roofed in the latter part of the 20th century. The roof timbers have little historic interest to these parts and so are suitable to be replaced. We do require details on what they are to be replaced with, including size, type of material and design (i.e king posts etc).

The roof to the workshop and general store is historic and contains lath and plaster. It has not been replaced in the last 100 years or so. We would not support the removal of timbers in this roof, unless a structural survey is provided to say these timbers have failed, which ones have and what they are being replaced with (like for like replacement only supported). With this roof being historic we would want to see a more sympathetic approach here than with the rest of the barns. The lath and plaster should be repaired and re-instated and a sympathetic form of

breathable insulation used on the roof; rock wool, hemp board, etc in between the rafters. The floors to this collection of farm building have all been screed out with cement in the later part of the 20th century. We would advise for the cement to be removed and a limecrete floor being placed back down, however, with it already been in place, there are no objections to the floors remaining in concrete, we would not support a DPM coming up the walls though. The walls to all the barns need to be in a breathable material to protect and dry out the building; either lime mortar and hemp applied directly to the walls, or wood fibre boards with lime mortar over the top.

The new doorway inserted into elevation ELEVATION - B - 1:100 is objected to. This elevation is on a steep slope and so a certain amount of steps (with a generous width) would be needed to be built into the slope to get access into this doorway. This would have a certain 'residential appearance' and ruin the way this barn is appreciated from the first initial views of the farmstead coming down the driveway. We would want to see this doorway being relocated to elevation C, we would support a square cart door type of opening on this elevation (to match the one in the workshop).

The stonework to the barns appears to be in relatively good condition, the 2 stone arches are failing from above and so their re-building is not objected to. A method statement would need to be provided as to how this would be done, however. All cement mortar should be scraped out and replaced and re-pointed with a hot lime mix.

Subject to the above, there would be no objections.

ALR

Annabel Longfield-Reeve  
Heritage & Conservation Officer

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

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

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2023/0152  
**Date:** 13 April 2023 10:07:39

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**NYM/2023/0152 Listed Building consent for conversion of agricultural outbuildings to three holiday letting units, Prospect House Farm, Hay Lane, Scalby**

The above application has been considered by Newby and Scalby Town Council and no objections are offered.

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

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



**From:**

**To:** [Planning](#)

**Subject:** Comments on NYM/2023/0152 - Case Officer Mrs Jill Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

**Date:** 13 April 2023 14:44:28

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Holding 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: 603218

**From:**  
**To:**  
**Cc:**  
**Subject:** NYM/2023/0152 Prospect House Farm, Hay Lane, Scalby  
**Date:** 06 April 2023 11:59:50

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Hi Jill,

From the supporting documents submitted it looks like some of the buildings will be demolished, and some will be converted with re-pointing and reroofing works. From the photos included in the supporting documents it looks like the buildings have suitability for roosting bats, and therefore a bat survey of the buildings should be completed. If the initial survey recommend that further emergence/re-entry surveys will be required, the results of these will also need to be provided pre-determination.

As an aside, I note that they have had pre-app advice on this application. This is something that we would have flagged at pre-app stage and, whilst it's not too bad at this time of the year as we're getting into the survey season, I appreciate that bat surveys etc. can often cause delays. I wonder if it would be useful to have a chat with someone in your dept re including us in pre-apps, where applicable? Is this something that has been discussed before?

Best wishes,

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

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