
From: Annabel Longfield-Reeve
Sent: Tuesday, July 18, 2023 5:38 PM
To: Emily Jackson
Subject: Grove Cottage, Fylingthorpe, NYM/2023/0394

Hi Emily,

My comments were too large to upload to Grove Cottage, Fylingthorpe NYM/2023/0394. So please find them below.

Any questions let me know.

Kind Regards

Annabel

Objection

Grove Cottage is an un-listed building in the Fylingthorpe Conservation Area and as such is under the control of an Article 4 Direction. Therefore, this application has been determined in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF paragraphs 189, 195, 197, 200 and 202, as well as, Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The variation of condition 4 of the planning approval NYM/2019/0347/FL to allow the installation of heritage style uPVC windows to the front elevation is objected to.

The use of upvc was objected to on the previously approved application by both the Fylingthorpe Parish Council and the Building Conservation Team. It was clearly stated by the building conservation team that:

‘We are also not supportive of proposals to use uPVC windows. The use of non-traditional materials would detract from the simple architectural character of the host building and would again draw the eye to the new extension in a way in which is not desirable. Their use, therefore, would make the extension more prominent in its setting and diminish its subservience, causing harm to the appearance and character of the Conservation Area. Please request that the applicant revises their plans to include timber windows in all elevations of the extension.’

The use of timber windows with no trickle vents was therefore placed as part of a condition so the previous application would be more likely to gain consent.

Apart from the reasons mentioned above, Historic England states that, the different appearance and character of UPVC windows compared to historic windows is highly likely to make them unsuitable for older buildings, particularly those that are listed or in conservation areas. PVC-u is short for Poly Vinyl Chloride un-plasticised and these windows are assembled from factory-made components designed for rigidity, thermal performance and ease of production. Their design, detailing and operation make them look different to traditional windows. Manufacturers have been unable to replicate the sections/glazing bars used in most timber and steel windows due to the limited strength of the material and the additional weight of the secondary glazing units.

False ‘glazing bars’ which are thin strips of plastic inserted within the glass sandwich of a double glazed unit change the character of the window. Repairs can be a major problem. Because of the nature of PVC-u, complete replacement is often the only viable option, which makes them a very unsustainable solution when compared to timber and steel. The frames of PVC-u windows need

cleaning every six months to prevent discolouration from dirt and ultra violet light. They also need to be lubricated and adjusted annually and weather-seals and gaskets renewed at least every ten years. Although recycling does exist for PVC-u windows this is limited to waste sections left over in manufacturing rather than for complete redundant windows. Discarded windows end up in landfill sites with the potential for releasing some of the most damaging industrial pollutants.

You can get the same energy efficiency benefits with timber windows and so there is no justification for this change to plastic.

Also, The window joinery details supplied are at odds with each other, the elevation view shows a 1 over 1 sliding sash, however the cross sections of the windows show a glazing bar has appeared?... Trickle vents have also appeared which are again against the original approved conditions. Trickle vents have a chunky appearance but affect the character of period properties, buildings in National Parks and Conservation Areas are exempt where they affect the character of building or the Conservation Area. They are therefore objected to, there has also been no justification as to why these are needed in these rooms, (do they need a higher ventilation than usual, a bathroom etc or a boiler room?. Or could other ventilation methods be incorporated such as air bricks)

As such the variation of condition 4 is objected to.

ALR

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From:
To: [Planning](#)
Subject: Comments on NYM/2023/0394 - Case Officer Miss Emily Jackson - Received from Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR
Date: 20 July 2023 17:41:31

Fylingdales Parish Council considered this planning application at their meeting on 19 July 2023 and would like to object as they do not wish to support the installation of UPVC windows in a conservation area. The Councillors feel that granting this application will set a precedent for future requests to install UPVC windows in the conservation area. Article 4 mentions the importance of retaining the 'street view'. This has not been applied to Grove Cottage where permission has been given to change the fabric of the original building so that it will appear to be a stone built cottage, where the original was brick built. Councillors try to be consistent and impartial when making their recommendations but are at a loss to understand when to use policy guidelines and when they can be ignored.

Comments made by Jude Wakefield of Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Preferred Method of Contact is Email

Comment Type is Object with comments