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NYMNP

02/08/2023

2nd August 2023

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

Your ref: NYM/2023/ENQ/19564

Dear NYMNP Planning Authority,

PROPOSED REPLACEMENT CONSERVATORY at THE NURSERIES, EGTON. YO21 1TT.

Further to pre-application advice received on 19th April 2023, Mr and Mrs Stocking have asked me to act as their agent for purposes of making a formal Planning Application. Preliminary design work was prepared by Ben Saltmer Joinery of Stokesley which I believe are the drawings which have already been referred to. We would like to continue with Mr. Saltmer's design idea and support it with the following.

1. POLICY CO17

The area of the conservatory was raised in the pre application advice and Policy CO17 referred to. The existing habitable floor area is in the proximity of 320m² and the conservatory is in the order of 24m². This gives the conservatory floor area as being 7.5% of existing habitable floor area which is in accordance with the policy.

2. DESIGN.

The Design Guide illustrations in Section 3 refer in particular to extensions to dwellings. The examples are of vernacular farm house/cottage buildings, characteristic of the mid eighteenth to mid/late nineteenth centuries as shown in the book Houses of the North York Moors¹. These are characterised by the duo pitched roof with a central chimney stack positioned at each gable and to the main elevation, a central ground floor entrance door and single window openings arranged each side of the doorway at ground and first floor levels. This example does not represent the host building in the present application.

Section 3.5 in the design guide deals specifically with conservatories and 'their use on more substantial Victorian and Edwardian properties'. The Nurseries is clearly a substantial Victorian building with its steeply pitched roofs, the verticality of the chimney stacks drawing the eye upwards, ornate gables, high ceilings, vertically sliding sash window frames (two over two panes), canted bay windows etc. point to a building which requires a conservatory that is befitting of its architectural heritage.

1. Houses of the North York Moors by Royal Commission on the Historic Monuments of England. Published HMSO.

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The submitted scheme proposes to represent the scale, form and style of the host property. Its representation is of a modern version of a Victorian Orangery but with simpler, less ornate detailing. A simple post and beam structure is proposed to be reminiscent of the column and architrave, which is consistent with the Victorian interest in classical architecture. The existing natural stone dwarf wall base of the existing conservatory is to be re-used in the new conservatory and so is a replacement as opposed to an expansion of habitable floor area.

This idea has been successful at The Green in Egton, planning reference NYM/2014/0680/FL, although at The Green, the lantern is truncated and high in profile.

3. LOCATION.

The proposed conservatory is to be located on the site of and replaces an existing conservatory. The site is concealed away from public view on the elevation which is on the opposite side to the elevation facing the highway.

The existing views from the highway into the site are concealed by the low level of the road and the relatively high boundary wall adjacent to the highway in addition to the dense foliage.

View from west to east along Egton Lane



On approaching the dwelling from the east, the site of the conservatory is obscured from view by the mass of the existing main elevation (east).

The projection seen on the left hand side is the Ground Floor Sitting Room.

View from east to west along Egton Lane



As a replacement and on the same footprint as the existing conservatory, design and detailing complementary to the architectural form of the host building, the scheme is generally in accordance with the Local Plan and the Planning Authority are invited to view this application favourably.

Yours faithfully,


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