

28<sup>th</sup> August 2023

Our Ref: 8974

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



Dear Sirs,

**RE: Variation and removal of condition under reference NYM/2021/0595/FL**  
**Bugal Cottage, Egton, YO21 1UT**

Please accept the attached application forms and drawings to vary and remove Conditions. The applicants, Mr and Mrs McAndrew are sending the £234 fee by BACS under the reference Bugal Cottage, Egton.

It is proposed to remove Condition 4 which relates to the application of a solar control film to the top half of the proposed glazing on the rear gable. Research has been carried out with multiple national suppliers in this respect. No suitable product could be sourced. This has then subsequently been queried with the National Park and it is believed they are no longer putting this Condition on applications of this type. The film manufacturers highlighted their products are generally to protect the inhabitants rather than specifically designed to avoid light spillage from the interior out into the local environment. This meant they were not prepared to put forward any guarantees/warranty that if their films were applied that they would mitigate light levels sufficiently.

If the National Park can give details of a specific product that works to meet the objective of reducing light spillage into the local environment then this can be considered if the condition can't be removed.

The Condition to be varied is Condition 2 which relates to the development being carried out in strict accordance with the design drawings/documents. Attached herewith are revised drawings that will replace the existing approved drawings.

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Office- Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

Registered Number 7208496 VAT Number 317 1456 73  
Regulated by RICS

- Proposed Ground Floor Plan- Sheet 5 Revision B
- Proposed First Floor Plan- Sheet 6 Revision B
- Proposed Elevations- Sheet 7 Revision B
- Proposed Elevations- Sheet 8 Revision B

During the construction project the applicants came across numerous issues and problems with suppliers and contractors. This meant that a number of relatively minor design changes have been made. These are shown on the proposed drawings and described below-

- The rear gable window has been revised. This is now in painted timberwork and has a slightly higher mid-height horizontal rail with the doors off centre. This was done under the guidance of a Structural Engineer who wanted the ridge of the extension supported by a vertical column centrally which meant the doors needed to be offset. There was also the requirement for additional lateral restraint from side to side hence the horizontal rail was raised. This change is not seen in the wider landscape and has minimal impact on the appearance.
- Wood burning stove added within the kitchen dining room. This has meant an external flue as per the drawings. This is screened from view from the roadside given the higher roof to the front section of the cottage.
- Four roof lights now revised to 1 as shown on the drawings.
- Rear elevations including the gable and flat roof sections were to have masonry parapet walls and coping stones added. This was found to impact the budget significantly and also the loadings over and above the glazed gable where the Engineer already had concerns. The flat roofs were therefore kept as they have been for years with a fascia detail and tiles on a mortar base to the gable verge. This reduces the outline and mass of the structure therefore is not of any significant detriment in terms of the design and actually lessens the impact on the landscape.

I trust you find the above and attached in order and look forward to your response.

Yours sincerely,

**Louis Stainthorpe**  
**Chartered Building Surveyor**  
BSc (Hons), MRICS, RICS Registered Valuer  
Mr and Mrs McAndrew