

From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0464 and NYM/2023/0463 Northfield Farm/Granary
Date: 13 September 2023 13:49:34

Hi Emily,

If you approve this a bat and a swift informative should be included.

Best wishes

Zara Hanshaw ACIEEM

Ecologist

[\(she/her\)](#)

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

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0463
Date: 10 September 2023 17:45:57

NYM/2023/0463 Install solar panels to east and west roof slopes,

The above applications have been considered by Hackness & Harwood Dale Group Parish Council and there are no objections to either.

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J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale
End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

From: Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council
Sent: 19 August 2023 16:30
To: Planning
Subject: applications NYM 2023 - 463, 464, 508, 509 and 510

Please may I have extensions to the date for our comments on these applications? Council next meets Friday 8th September and I would hope to have comments to you no later than 10th September. thanks, Jools

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J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

From:
Sent: 16 August 2023 14:24
To: Planning
Subject: Comments on NYM/2023/0463 - Case Officer Miss Emily Jackson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email:

Holding Comment

Northfield Farm is a grade 2 listed building, not in a Conservation Area. The outbuilding in question was converted in the latter part of the 20th century and is classed as curtilage listed. Therefore, this application has been assessed in accordance with Chapter 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF paragraphs 189, 194, 195, 200 and 202, as well as Policy ENV11 of the North York Moors National Park Authority Local Plan.

Usually, when an application comes in for solar panels on a listed building we ask the applicant to look into ground mounting them or putting them on a outbuilding. However, in this case, the barns have already been split from the listed building, as well as their land (we believe) and so the applicant says that ground mounting them or putting them onto another building is not possible.

The barn has been converted and so its setting of a rural farm building has already been affected somewhat.

In the conversion the building was made habitable and the roof materials were strengthened and or supported (with any new replacement materials), there are therefore little worries that the roof could not hold up to a larger amount of solar panels. We would however, always recommend the applicant check the supportiveness of the roof when solar panels are proposed.

The farmstead is surrounded by open fields, the only views are from the road which runs alongside it. There are no worries (since this is a curtilage listed building) for the solar panels being inserted onto the inside roof-slope, or if anymore could be added onto this slope.

The concerns are with the roof-slope visible from the highway. This would set a precedent for all the other barns to potentially have solar panels, and thus the roofscape would be changed and the setting of the listed building altered.

Before solar panels are needed on this roof slope, we would ask the applicant to look for ways to reduce the energy output from the property before trying to supply the demand at present.

For instance, can roof insulation be added to the property, can the walls be insulated (subject to Listed Building Consent), can the windows be changed to slim line double glazing; if not already (LBC needed), can any boiler or heating system be updated, can a ground or air source heat pump be installed, can any water or heating pipes be insulated, are all light bulbs low wattage, can any appliances be improved to be more energy efficient, does the property need draught proofing, or draught seals around the doors and windows, (approx. 20% of heat is lost through draughts and gaps).

If we follow the hierarchy of retrofit for an historic building, the first tier Energy Conservation is classed as a soft retrofit and is the cheapest.

Soft retrofitting measures done first, are the quickest, less harmful and cheapest to undertaken before going onto a hard retrofit. Such Installing insulated curtains, behaviour changes, thick rugs, draught excluders, etc 2nd tier – energy efficiency:

Repairing defects and draughtproofing, upgrading or installing heating controls, new low carbon alternative heating, roof insulation, secondary glazing 3rd Tier – Renewable energy sources, is the most costly, By undertaking the above first the amount of energy usage should have dropped, Installing low carbon energy sources, Solar panels, this means any system could be smaller or cheaper than if the first two tiers hadn't been addressed first.

We will therefore, defer the application above to the case officer to assess the public benefits of the scheme.

ALR

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment

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