

Mr & Mrs J. Richardson  
Raven Hill Farm  
Dunsley  
N.r Whitby  
YO21 3TJ

NYMNPA

25 SEP 2023

Building Conservation  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP  
Ref application NYM/2023/0393

Dear sirs, (ALR)

We write in response to your objection letter ID 611391 concerning the above application and respectfully ask you review your decision after taking in to consideration the following points we wish to raise concerning your objection.

Firstly the proposed timber lodges are several times referred to as log cabins and although it may seem like splitting hairs, we along with the architect have spent a considerable amount of time effort and expense to come up with a design which we believe to have a rustic /agricultural type of appearance which we believe would sit sympathetically among the remaining modern buildings as well as the stone listed buildings, with the use of tin sheet roof and vertical boarding giving an an appearance of many traditional farm buildings examples of which could be poultry sheds, implement sheds (one of which used to exist on the farm of similar materials) and also the fact that the vertical timber cladding is used extensively on a huge proportion of modern agricultural buildings.

Secondly "With the farm no longer in use as a working one it is PRESUMED only a matter of time before these modern agricultural buildings (which had a clear use on the farm) are removed" although sadly the farm no longer can carry a dairy herd, all the land 105 acres, is still under the farms management and alongside the cottages a small store cattle business is run, the remaining screening shed will be required to accommodate associated equipment for this side of the business as well as a small amount of agricultural and amenity grassland machinery, storage of garden furniture in winter, spare appliances for the cottages plus some occasional small animal housing in winter (an example of which was the housing of the hens due to the bird flu epidemic).The other building to be retained houses the biomass boilers and associated pellet store which provide the whole site including farmhouse with heating and hot water, they were installed a few years ago as a conversion from oil to try and be more environmentally friendly, it also houses the standby electricity generator for the site and general store of spares for cottages. We can see no reason in the future why this building would be removed for these reasons, but in the highly unlikely event it were to be, there is a 2.2 mtr high listed garden wall in front of it which would have to stay, and as such would prevent any improved view of the listed buildings from Dunsley Lane. On the subject of views from Dunsley Lane may we draw your attention to the fact that it is a sunken lane with high hedgerows and very few vantage points to view the farmstead (please see attached pictures) so again any removal of the modern buildings would have little or no impact on this vista. For these reasons we do not believe the application would damage the setting of the listed buildings.

Lastly the Richardson family have lived and farmed at Raven Hill Farm for over 80 yrs (myself Mr J Richardson born and raised here and lived in the house for over 60 yrs) so have a strong attachment and love for the place and as such would not wish to see any detrimental impacts on the farm or its buildings, we do not believe our proposal would have this effect. Over the time we have been here there has been many changes to the landscape of the farms curtilage and especially to the area concerned with this application, to cater for the ever changing needs and circumstances of the business. The reason for wanting the extra units is to try and make it a viable business in which to involve the extended family in the near future, and make the business one that can support more than one family going forward.

With these points in mind could we please ask you take another look at the application taking into consideration the points raised, and see if your objection still stands.

Yours Sincerely,  
John and Jackie Richardson.

TRACTOR CAB, DUNSLEY LANE  
WITH CORNER OF RETAINED BUILDING



VIEW DOWN DUNSLEY LANE



TOP OF TRACTOR CAB  
GOING UP DUNSLEY LANE

