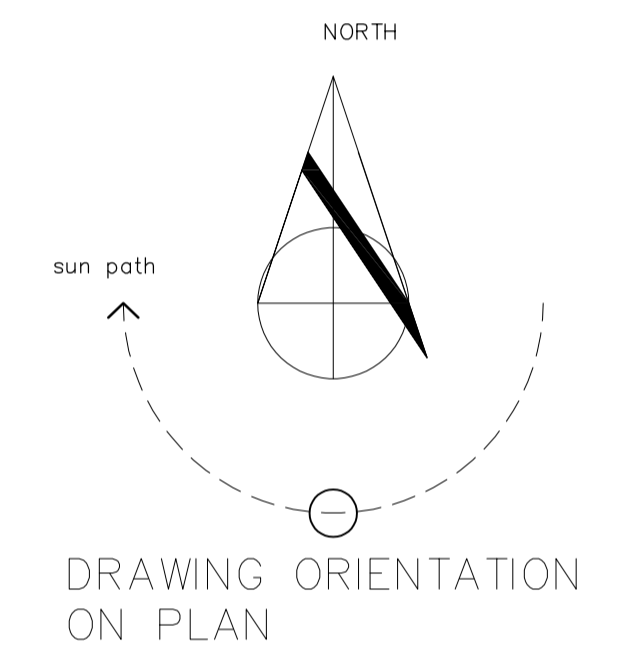


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1:1250 SITE LOCATION PLAN

**NYMNP**  
20/09/2023



REVISION STATUS:  
REVISION A . 20 SEPTEMBER 2023 . JD  
Copyright license text added to drawing inline with NYMNP request made in their letter dated 19 September 2023.



PROJECT			
SCHOOL FARM 17 MAIN ROAD AISLABY YO21 1SW			
CLIENT			
MRS M WILSON			
TITLE			
SITE LOCATION AND RED / BLUE LINE DRAWING			
STATUS	DATE	SCALE	REV
PLANNING	11.06.2023	1:1250 @ A1	A
DRAWING NO.		MW SF PL-01	

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BEECHWOOD RISE . 89 BEECHWOOD ROAD . SHEFFIELD . S6 4LQ  
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VIEW OF SCHOOL FARM AS SEEN FROM MAIN ROAD AISLABY



WINDOWS 1 & 4



WINDOWS 2 & 5



WINDOWS 3 & 6

NYMNP  
12/09/2023

Mrs Wilson  
Your ref:  
Our ref: NYM/2022/CN/19236  
Date: 23 March 2023

Dear Mrs Wilson

Notes relating to the proposed directives within the adjacent letter relating to unauthorised works to windows of listed building at School Farm Aislaby.

Unauthorised works to windows of Listed Building at School Farm, Aislaby  
I refer to the above matter and the site visit that took place on 23 January 2023. I must apologise for the delay in coming back to you.

Thank you again to you and your family for facilitating the site visit after what has been a difficult time for you.

My colleague Tom Hart, the Building Conservation officer who attended the site visit with me has now left the Authority for employment elsewhere. We do however have a replacement Building Conservation officer, Annabel Longhead-Rieve, who I have discussed the case with. Accordingly, based on Annabel's advice and that of previous Conservation colleagues, I can respond as follows.

School Farmhouse and outbuilding to East is a grade 2 listed farm, late 18<sup>th</sup>/early 19<sup>th</sup> century of coursed stone under a slate roof, with a pantile extension. The property is within the Aislaby Conservation Area and commands good views over the Conservation Area street-scapes.

In coming to the decision that we have now arrived out, we have to take into account the windows before the un-authorised works. A letter we have on file from the previous Conservation Officer in 2003 assessed the windows in the farmhouse to be in a poor state of repair, suitable to be replaced subject to the necessary consents.

I do appreciate that the windows that have been installed are a good quality replacement and follow the design of the former historic windows. I hope you will understand however that there are protocol and procedure with regard to retaining the historic fabric and integrity of listed buildings that we have to follow as an Authority and it is important to ensure consistency in the advice given and action taken to remedy unauthorised works.

If you were to re-install the previous windows in their original form (like for like replacements) you would not require consent to do this. If you were to make a change to the windows, from the former single glazing (now double glazing) to slim line double glazing or a change to their design, this would require Listed Building Consent.

For the purpose of my comments I have numbered the windows below accordingly.

The windows to the front elevation (windows 1-6):

Noted.  
Basis of listed building application as submitted

The first floor windows, (windows 1 and 2) are considered to be later replacements. Whilst there are no objections to these windows being replaced they have unfortunately changed to double glazing with applied glazing bars. With these being later replacements we would have no objections to these being replaced in slim line double glazing in timber, however they would need to have structural glazing bars as double glazing and applied glazing bars are very rarely permitted on listed buildings.

Window 3 remains in its original historic form. It is a rare and unusual example of a Whitty sash which is vernacular to the area. My colleague mentioned on site that this may benefit from some repair to ensure its longevity and equally you did mention that this is a drafty window not having the benefit of double glazing. As part of the ongoing discussions we would like to offer some grant assistance towards the repair works of this window and possible secondary glazing.

The rear windows (windows 7, 8, 10 and 11) are also suitable for slim line double glazing with structural glazing bars. They were assessed to be later replacements (as above) but in an historic style (apart from 10). We note that the 8 over 8 sash window on the ground floor window 8 on the plans has been replaced with the current 2 over 2 design. I have attached photos of the windows in 1995 for clarity below.

Noted.  
No further action on rear windows.

With regard to the rear windows, we have taken the view that on balance and given an expediency assessment of these windows which takes into consideration the benefit of taking enforcement action in the wider public interest, the decision to take no further action has been made. The windows will remain unauthorised and it would be necessary to apply formally for Listed Building Consent should any changes in the future be required.

The main concern is the front elevation ground floor windows (4, 5 and 6), which were previously assessed to be historic by the previous Conservation Officer. We would want to see these being re-installed with structural glazing bars (with a lambs tongue detail) and single glazing with no window horn. Historic float glass was reported to have been present in these windows, and there is a method of slim line double glazing which can put float glass into the designs and so this would be considered acceptable (either single glazing or slim line double glazing with float glass applied).

Noted.  
Basis of listed building application as submitted

Window 9 is not objected to as it is sympathetic and has no applied glazing bar details. As above, any changes to the windows would require for you to apply for Listed Building Consent.

If an application had come in with the present windows for Listed Building Consent, I must advise you that we would have objected to the current window replacements. Mainly for the use of double glazing and applied glazing bars (as is usual with listed buildings).

In terms of a way forward, I would advise you to submit a Listed Building Consent application with the changes I have suggested above. If you do go down the route of windows 4, 5 and 6 being slim line glazing with the float glass incorporated, there may be some funding available towards the costs of this (this would however, only be considered after a Listed Building Consent application had come in).

It is likely that subject to the agreement of a set of approved plans for replacement windows that the listed building consent could be issued alongside a S106 legal agreement to ensure that the windows are completed over time. The S106 agreement is registered as a land charge so that any subsequent landowner is aware of the obligation. Although the timescales will need to be discussed and agreed between the parties, it is likely that a reasonable timeframe for replacement of the windows will be set. For example, the front floor windows to be completed within 6 years and the front ground floor windows to be completed within 3 years.

I trust the above clarifies the position and look forward to hearing from you again when you have had time to consider the matter further. Should you engage an architect to facilitate the listed building application process, I would be happy to liaise with them on the details.

Yours sincerely

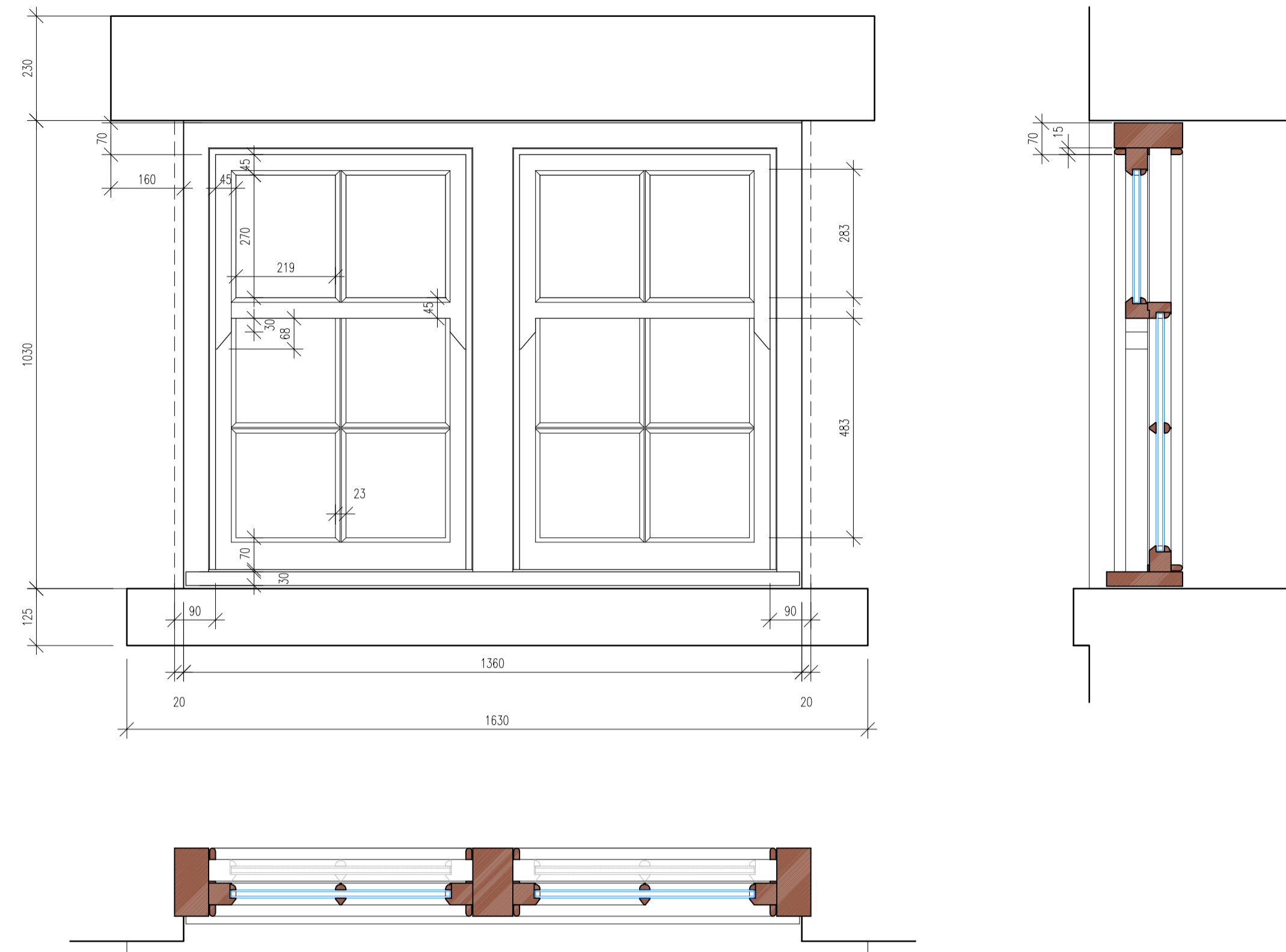
Mrs Rose Gae  
Enforcement Team Leader

LATHAM DAVIES

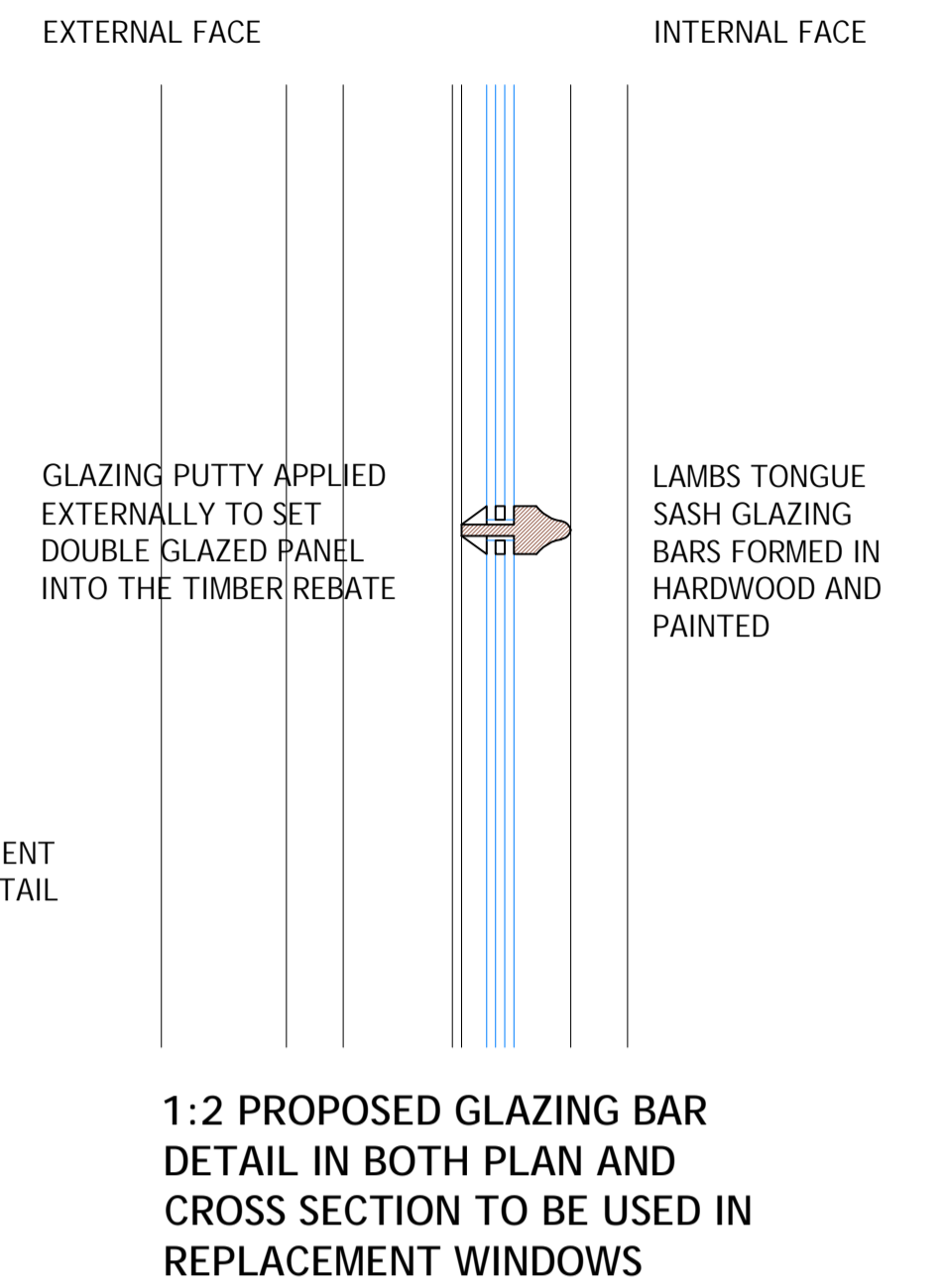
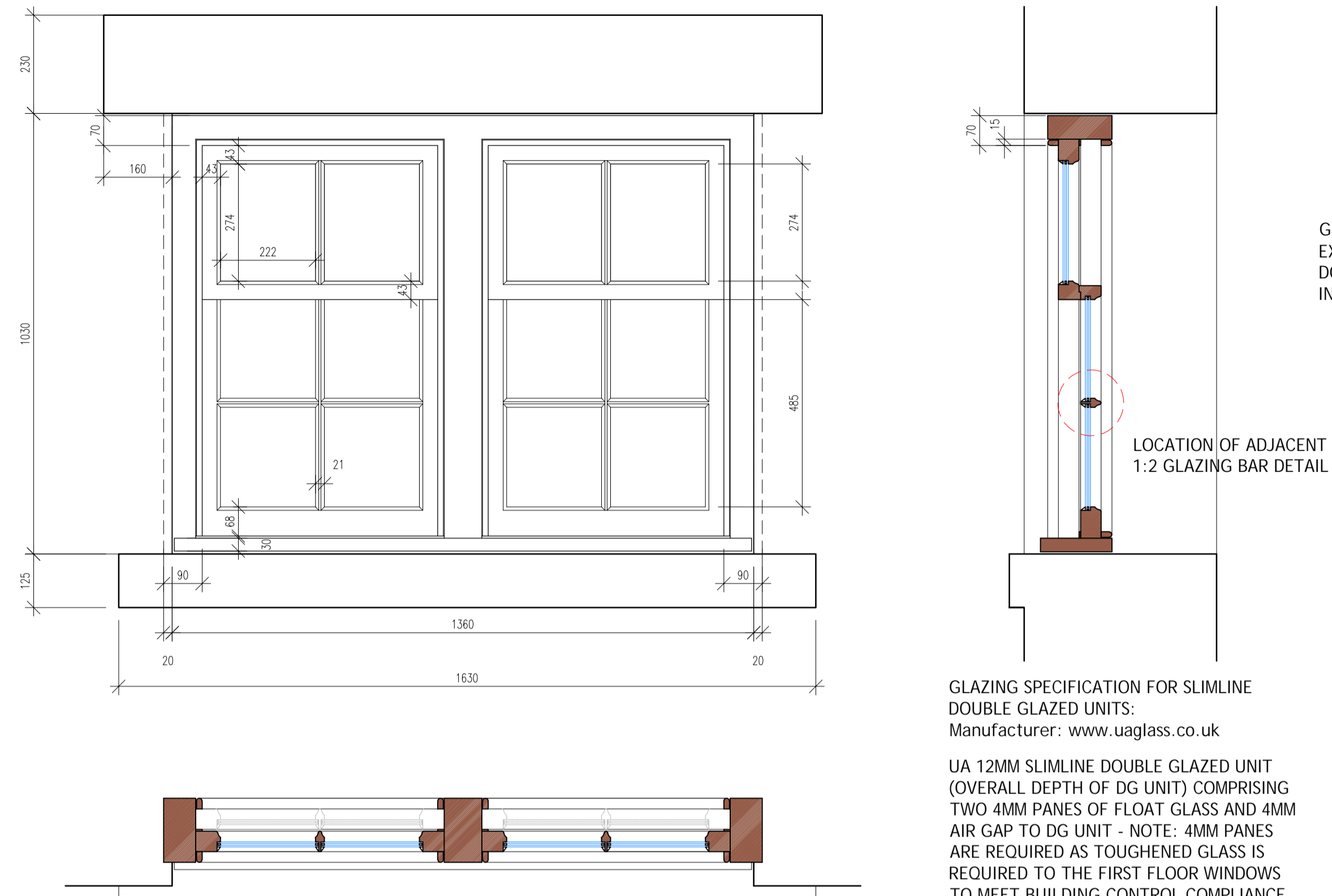
PROJECT			
SCHOOL FARM 17 MAIN ROAD AISLABY YO21 1SW			
CLIENT			
MRS M WILSON			
TITLE			
EXISTING WINDOW REFERENCE IMAGES			
STATUS	DATE	SCALE	REV
PLANNING	11.06.2023	N/A	-
DRAWING NO.			
MW SF PL 02			
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BEECHWOOD RISE, 89 BEECHWOOD ROAD, SHEFFIELD, S6 4LQ			
CONTACT NUMBERS: JD : M: 07983 518082 OL : M: 07983 518090			
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TYPE ONE: WINDOWS 01 & 02.  
1:10 AS BUILT FIRST FLOOR WINDOW PLAN, SECTION AND ELEVATION

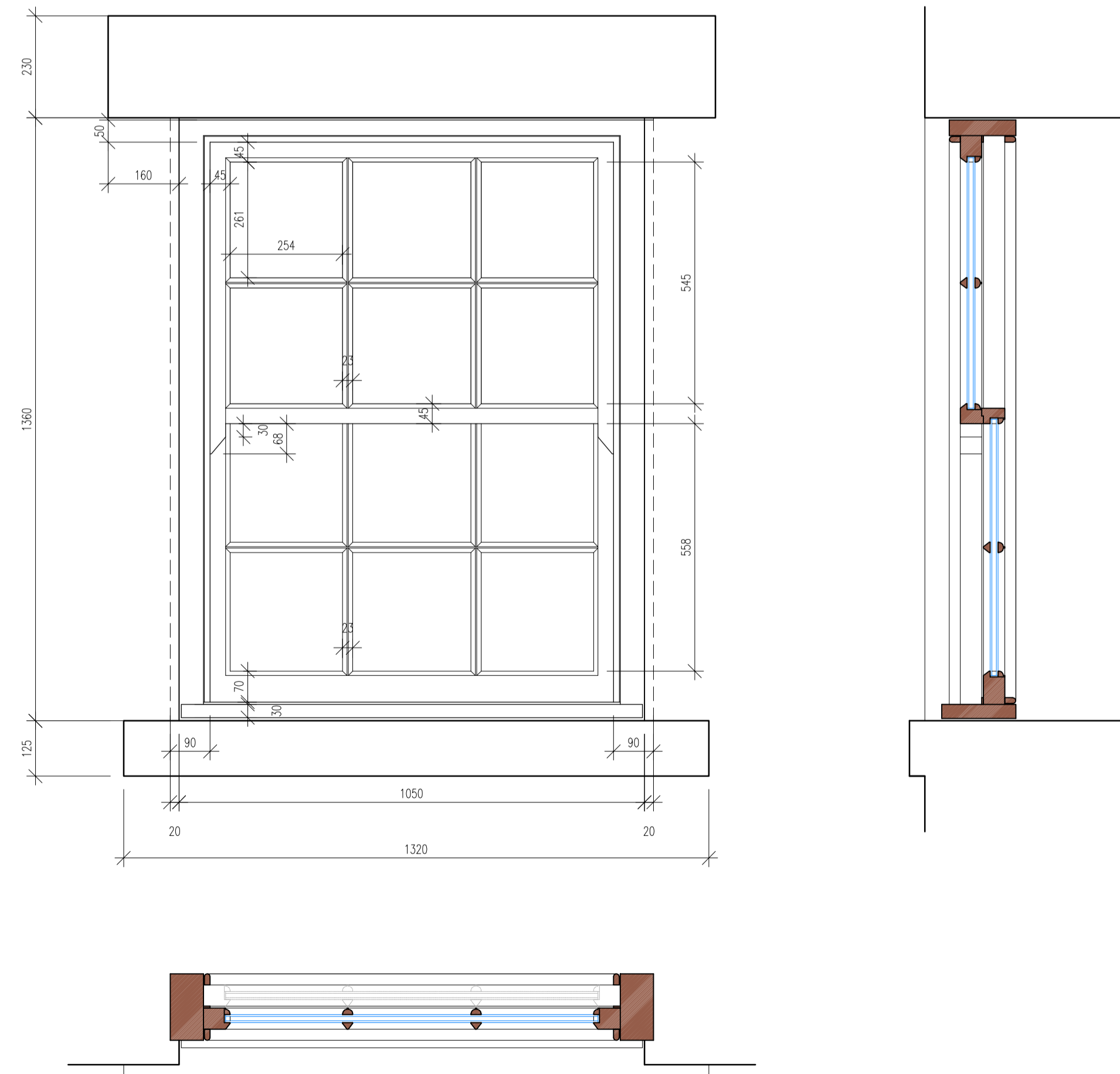


TYPE ONE: WINDOWS 01 & 02.  
1:10 REPLACEMENT FIRST FLOOR WINDOW PLAN, SECTION AND ELEVATION

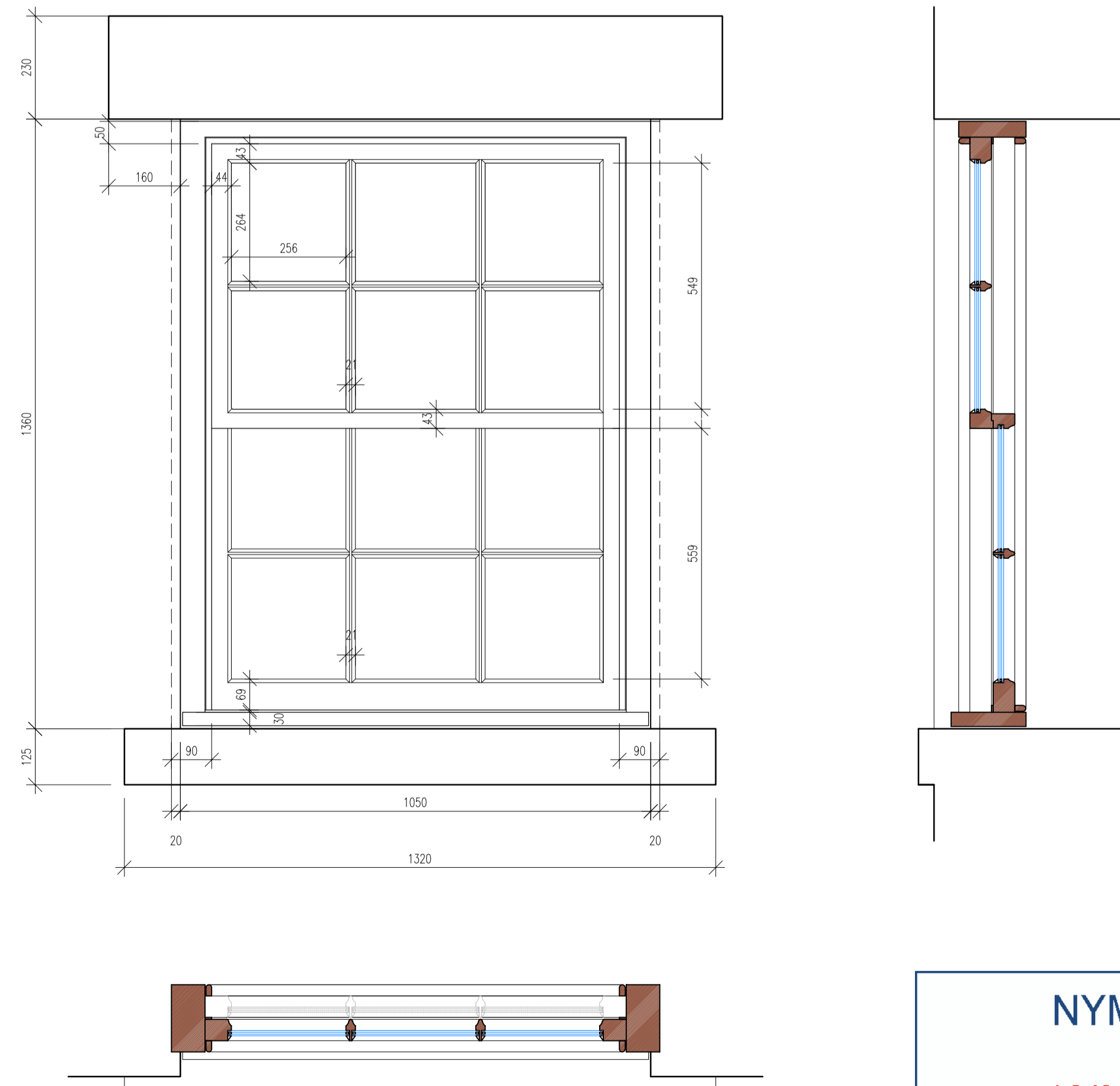


THIS DRAWING ILLUSTRATES THE PROPOSED WORKS AND BASIS OF FORTH COMING LISTED BUILDING CONSENT APPLICATION TO MEET THE WORKS DEFINED BY THE NORTH YORK MOORS NATIONAL PARK AUTHORITY AS DEFINED IN THEIR LETTER DATED 23 MARCH 2023 REGARDING UNAUTHORISED WORKS TO WINDOWS OF A LISTED BUILDING AT SCHOOL FARM AISLABY. THE OFFICER ISSUING THE LETTER IS MRS ROSIE GEE.

TYPE TWO: WINDOWS 04,05 & 06.  
1:10 AS BUILT GROUND FLOOR WINDOW PLAN, SECTION AND ELEVATION



TYPE TWO: WINDOWS 04,05 & 06.  
1:10 REPLACEMENT GROUND FLOOR WINDOW PLAN, SECTION AND ELEVATION



REVISION STATUS:  
REVISION A, 24 AUGUST 2023, JD  
DRAWING AMENDED TO INCLUDE 21MM WIDE GLAZING BARS WITH LAMBS TONGUE INTERNAL MOLDING AND PROVISION FOR EXTERNAL FACE OF GROUND FLOOR REPLACEMENT DG UNITS TO BE FORMED IN HISTORIC OR CYLINDER GLASS AS REQUESTED BY THE NATIONAL PARKS PLANNING AUTHORITY IN THEIR CORRESPONDENCE DATED 25 JUNE 2023.



PROJECT	SCHOOL FARM 17 MAIN ROAD AISLABY YO21 1SW		
CLIENT	MRS M WILSON		
TITLE	EXISTING & PROPOSED WINDOW DETAILS		
STATUS	DATE	SCALE	REV
PLANNING	11.06.2023	1:10 @ A1	A
DRAWING NO.	MW SF PL-03		

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NYMNPA  
12/09/2023

