



Miss Victoria Flintoff
North York Moors National Park Authority
The Old Vicarage
Helmsley, York
North Yorkshire
YO62 5BP

Our ref: **W:** L01567341

27 October 2023

Dear Miss Flintoff

Arrangements for Handling Heritage Applications Direction 2021

THORPE HALL, MIDDLEWOOD LANE, FYLINGTHORPE
Application No. NYM/2023/0417

Thank you for your letter of 17 October 2023 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

Kerry Babington
Inspector of Historic Buildings and Areas



From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0417 Thorpe Hall, Middlewood Lane, Fylingthorpe
Date: 02 August 2023 12:19:29

Hi Vicky,

We have several records of bats within the vicinity of the Hall, and there is potential for bats to be roosting within the building. The works to the roof could therefore impact on bat roosting habitat. I would therefore recommend that a Preliminary Bat Roost Assessment (PBRA) is completed, by a competent ecologist, to assess the suitability of the site for roosting bats and the likely impacts of the works. If the PBRA concludes that there is a likelihood of roosting in the building, then further emergence/re-entry surveys will be required. This information is needed prior to determination.

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/2023/0417 - Case Officer Miss Victoria Flintoff - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 25 July 2023 14:48:58

No Objection

Thorpe Hall is a grade 2* listed building in the Fylingthorpe Conservation Area and as such is under the control of an Article 4 Direction. Therefore, this application has been determined in accordance with Section 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF paragraphs 189, 194 and 195 as well as, Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The guttering at present has failed and will cause a build up of damp in the property, its replacement with more efficient drainage in cast iron is not objected to.

The solar panels on the roof are black and will blend in with the slate currently on the roof. With the roof slope chosen being one of the oldest on the building (17th century) we would want to see confirmation from the installer and or a contractor that the roof will not be damaged under this extra weight and that the solar panels can be supported. This can be supplied at condition stage.

There are no objections to the removal of the cement flagstones on the terrace, they can be replaced with Yorkstone/Indian Sandstone (buff/beige/green; not grey) or loose gravel. Self binding gravel is not supported as it not only is extremely difficult to remove in the future, but it is also almost impermeable, which can channel rainwater towards the property and into its walls, causing a build of damp.

Subject to the above there are no objections

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
Letter ID: 609000

From: [L](#)
To: [Planning](#)
Subject: Comments on NYM/2023/0417 - Case Officer Miss Victoria Flintoff - Received from Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR
Date: 20 July 2023 17:23:24

Fylingdales Parish Council have considered this application and have no objections.

Comments made by Jude Wakefield of Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Preferred Method of Contact is Email

Comment Type is No objection