

From:

To:

Subject: Comments on NYM/2024/0043 - Case Officer Miss Victoria Flintoff - Received from Mrs Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Date: 26 February 2024 09:57:51

This planning application was discussed at Fylingdales Parish Council meeting on 21.02.24 and the Councillors raised no objections.

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

Preferred Method of Contact is Email

Comment Type is No objection

From:
To: [Planning](#)
Subject: Comments on NYM/2024/0043 - Case Officer Miss Victoria Flintoff - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 31 January 2024 15:59:17

Objection

Bay Bank House is a grade 2 listed building located at the start of the Conservation Area of Robin Hoods Bay. Therefore, this application has been assessed in accordance with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 on The National Planning Policy Framework paragraphs 195, 205 and 208. As well as Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

Bay Bank House is a well maintained holiday cottage in a prominent position on New Road. Both its front and rear elevation can be seen when coming into or leaving the Conservation Area. This new dormer was built in 2004, looking at this past application a dormer was proposed on the rear and front elevations. I note that both the Parish Council and Conservation Officer had concerns at the time and so after the removal of the rear dormer and the reduction in size of the front elevation dormer the application was passed after going to Committee.

The current dormer is small in size and is comparable to other listed buildings in the Conservation Area. It is single glazed, with lead cheeks and a slight pitch roof in slate. The proposed will greatly increase the length of this dormer and cause added bulk to the roofscape. The size and design of the dormer is not traditional for a listed building and early 19th century property. The proposal will set a precedent for new dormers of its size on the front elevation of listed buildings in the Conservation Area. It is therefore objected to under less than substantial harm to the setting of the listed building and the Conservation Area.

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: 618927