

From: Zara Hanshaw
Sent: 13 March 2024 15:19
To: Lucy Gibson
Cc: Planning
Subject: NYM/2023/0758 Fairway, Beacon Way, Sneaton

Hi Lucy,

If you're minded to approve this, bat and swift informatives should be included, and any external lighting should be dark skies friendly.

Best wishes,

Zara Hanshaw ACIEEM
Ecologist
[\(she/her\)](#)

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

From:

To:

Subject: Comments on NYM/2023/0758 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 13 February 2024 14:23:27

No Objection - subject to

Fairway is an un-listed building not in a Conservation Area. It is attached to the grade 2 listed Abbey View and in close proximity of The Wilson Arms (grade 2), No.2 White Cottage (grade 2) and Low Farmhouse (grade 2). Therefore, this application has been assessed in accordance with Section 66 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the NPPF and Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

We are pleased to see the extension being removed from the rear of the listed building and being re-built without any overlap onto Fairway. This should in the future strengthen the boundary between the listed building and Fairway.

There are no concerns about the rear extension. The removal of the small coal shed to the front will not cause any damage to the settings of the listed building. The creation of a large opening for a set of french doors on the front elevation needs to be altered.

This elevation at present is traditional and sympathetic to the settings of the surrounding listed buildings. A large opening to an outbuilding is not that irregular if it is made to look like a cart door opening. Therefore, the lintel above this opening needs to be in timber or stone and the french doors need to be in timber and set back in a reveal of approximately 100mm. This should make sure the proposal does not cause dominance to the setting of the listed building.

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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