

**From:** [Annabel Longfield-Reeve](#)  
**To:** [Jill Bastow](#)  
**Cc:** [Planning](#)  
**Subject:** Comments for Cliff House, RHB NYM/2024/0259 & NYM/2024/0260  
**Date:** 28 June 2024 17:50:42

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Hi Jill,

Please find my comments on the amended plans below, have put italics over the parts that need conditioning, happy to provide the wording if needed. Any problems let me know:

Holding Comment

Apart from the proposed conditions below, the only thing that is objected to is the removal of plaster off the walls without knowing the full extent or a mortar analysis being done.

The changes to the windows and doors on the extension are a minor improvement towards the setting of the listed building.

The rear extension is circa 1970s and towards the end of its life. As mentioned in pre-application discussions an enhancement would be looked on favourably. All stonework should match the host dwelling (under the render) and pantiles should be handmade red clay. All windows and doors to this extension need to be in timber as aluminium would cause added dominance to the listed building, These need to be conditioned.

However, I am extremely concerned about any plans to drill 10m piles into the cliff side next to a listed building. The structural survey has unfortunately not alleviated these concerns and

recommended a few extra things before works can start. As mentioned in the pre-application, the applicant needs to confirm that the proposed works will not cause any structural instability to the listed building or surrounding.

The following was recommended by the structural survey and would need to be conditioned and provided and approved by the NYMNPA before works could start:

- 1. Tests needed to check for the presence of buried foundations where drilling for ground investigation and pile installation is proposed.*
- 2. Establishing the construction detail of the existing conservatory support walls, its infill (if any) and structural support arrangement to adjacent properties.*
- 3. Establishing the construction of the gable wall of the house for the purpose of new openings. Any proposed structural works to tie the proposed extension into the host wall is needed as well as confirmation that the wall of the host dwelling can receive this extra weight.*
- 4. Due to the limited extent of publicly available information relating to local ground conditions it will be necessary to carry out borehole investigation within and around the footprint of the proposed extension.*
- 5. Further investigations are needed to determine boundary conditions with neighbouring properties to establish if there are Party Wall support conditions.*
- 6. Confirmation that works would not cause any instability to the surrounding listed*

*buildings.*

The opening to the new proposed extension uses an existing cupboard door and a small amount of rear wall to be removed, a stone lintel will be used.

To the ground floor, on site discussions required the new proposed bathroom stud wall to be moved away for the chimney breast. Please can the small 'nib' between the chimney breast and the stud be removed. This should avoid any possible damp problems caused from placing this wall directly onto the chimney breast.

The removal of any plaster on the walls would be objected to if a mortar analysis is not done of the walls proposed to have plaster removed:

The plans mentioned the removal of cementitious plaster to be replaced with lime plaster finish with a chalk based paint. As with all listed buildings, test holes down to the wall face would be needed in all the walls that plaster is proposed to be removed. An analysis of this plaster is required. All cementitious or gypsum plaster should be removed (subject to LBC), however any lime plaster underneath should be retained. When this is provided for, an analysis is needed of historic features on these walls, skirting, cornice etc and how the new plaster will affect any of these/or will they need to be removed?

Installation of secondary glazing to the two front sash windows. *The proposal should not affect the opening of any shutter boxes, or be screwed into any panelling, nor should any meeting rails/glazing bars be seen from the outside (this needs to be conditioned).* The plans mention 'Overhaul but retain existing sash windows'; Can these works be clarified?

The Design & Access Statement mentions 'Remedial works to be in a lime mortar'; which works are these?

To the rear wall of the listed building (which will now become internal in the proposed extension) are any surface treatments or insulation proposed, or is the stonework being let exposed as a feature?

Removing and replacing guttering, waste pipes and other pipework – these should all be in black cast iron and any new ones should be marked clearly on the elevation plans.

*All new windows and rooflights need joinery details to be provided (this can be conditioned).*

The design of the proposed outdoor railings need to be conditioned.

*Any re-pointing or removal of render and replacement of lime needs to be conditioned for a method statement, and materials used ( a non-hydraulic hot mixed lime).*

The Design & Access statement also notes that the clients are looking for consent for 'Resolving damp problems and enhancing ventilation on the ground floor'. This statement needs to be clarified as any methods to alleviate damp would usually require listed building consent, such as insulation, re-pointing, re-plastering, damp proof course, damp proof membrane, etc. Until clarified we cannot give consent for any proposed unknown works.

Kind Regards

**Annabel Longfield-Reeve**  
Senior Heritage & Conservation Officer  
North York Moors National Park Authority

**From:** John Woodhead <

**Sent:** Tuesday, June 25, 2024 1:42 PM

**To:** Jill Bastow

**Subject:** RE: NYM/2024/0259 & 0260 - Cliff House, Cliff Street, Robin Hoods Bay

Hi Jill,

I am satisfied that this development will not impact the stability of the Coastal Slope and/or the Coastal Defence Infrastructure (Sea Wall)

Hope this helps

Best Regards

John

North Yorkshire Council Coastal Engineer

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2024/0259, Cliff House, Cliff Street, Robin Hoods Bay  
**Date:** 28 May 2024 09:54:14

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Dear Planning,

I refer to the Application reference NYM/2024/0259 and would confirm I have no objections.

John Woodhead

Northern Area Engineer- NYC

**From:**  
**To:**  
**Cc:**  
**Subject:** Cliff House, RHB, Building Conservation Comments  
**Date:** 20 May 2024 12:30:03

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Hi,

Could the below Building Conservation Comments be added onto the applications please:

NYM/2024/0259

NYM/2024/0260.

They are too large to be uploaded.

If you have any questions, please do not hesitate to get in touch.

Many Thanks

#### Holding Comment

Cliff House is an early 19th Century grade 2 listed building in the Robin Hoods Bay Conservation Area. It is surrounded by multiple listed buildings and is in a highly visible spot on the Heritage Coastline. Therefore, this application has been assessed in accordance with Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF paragraphs 201, 203, 205 and 206, as well as, Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The rear extension is circa 1970s and towards the end of its life. As mentioned in pre-application discussions an enhancement would be looked on favourably. All stonework should match the host dwelling (under the render) and pantiles should be handmade red clay. All windows and doors to this extension need to be in timber as aluminium would cause added dominance to the listed building, These need to be conditioned.

However, I am extremely concerned about any plans to drill 10m piles into the cliff side next to a listed building. The structural survey has unfortunately not alleviated these concerns and recommended a few extra things before works can start. As mentioned in the pre-application, the applicant needs to confirm that the proposed works will not cause any structural instability to the listed building or surrounding.

The following would need to be conditioned and provided and approved by the NYMNPA before works could start:

1. Tests needed to check for the presence of buried foundations where drilling for ground investigation and pile installation is proposed.
2. Establishing the construction detail of the existing conservatory support walls, its infill (if any) and structural support arrangement to adjacent properties.
3. Establishing the construction of the gable wall of the house for the purpose of new openings. Any proposed structural works to tie the proposed extension into the host wall is needed as well as confirmation that the wall of the host dwelling can receive this extra weight.
4. Due to the limited extent of publicly available information relating to local ground conditions it will be necessary to carry out borehole investigation within and around the footprint of the proposed extension.
5. Further investigations are needed to determine boundary conditions with neighbouring properties to establish if there are Party Wall support conditions.
6. Confirmation that works would not cause any instability to the surrounding listed buildings.

The opening to the new proposed extension uses an existing cupboard door and a small amount of rear wall to be removed. Are any supports needed above this new opening? If so a stone lintel would be recommended, to adhere to the character of the listed building.

To the ground floor, on site discussions required the new proposed bathroom stud wall to be moved away for the chimney breast. Please can the small 'nib' between the chimney breast and the stud be removed. This should avoid any possible damp problems caused from placing this wall directly onto the chimney breast.

The plans mentioned the removal of cementitious plaster to be replaced with lime plaster finish with a chalk based paint. As with all listed buildings, test holes down to the wall face would be needed in all the walls that plaster is proposed to be removed. An analysis of this plaster is required. All cementitious or gypsum plaster should be removed (subject to LBC), however any lime plaster underneath should be retained. When this is provided for, an analysis is needed of historic features on these walls, skirting, cornice etc and how the new plaster will affect any of these/or will they need to be removed?

Installation of secondary glazing to the two front sash windows. The proposal should not affect the opening of any shutter boxes, or be screwed into any panelling, nor should any meeting rails/glazing bars be seen from the outside (this needs to be conditioned).

The plans mention 'Overhaul but retain existing sash windows'; Can these works be clarified? The Design & Access Statement mentions 'Remedial works to be in a lime mortar'; which works are these?

To the rear wall of the listed building (which will now become internal in the proposed extension) are any surface treatments or insulation proposed, or is the stonework being let exposed as a feature?

The modern terracotta hearth to be removed has no objections, but we would need to know what hearth you are putting down in its place?

Removing and replacing guttering, waste pipes and other pipework – these should all be in black cast iron and any new ones should be marked clearly on the elevation plans.

Some of the 'dashed lines' indicating the fireplaces on the existing drawings are missing on the proposed. Are all fireplaces being retained?

All new windows and rooflights need joinery details to be provided (this can be conditioned).

Are any railings or fences proposed around the patio and outdoor steps?

The changes to the second floor. Are any stair treads being removed and or added? Any removal should be resisted and instead boarded over the top so works are reversible. All existing doors should be retained and or modified (sliding door in bathroom on plans etc).

Any re-pointing or removal of render and replacement of lime needs to be conditioned for a method statement, and materials used.

The Design & Access statement also notes that the clients are looking for consent for 'Resolving damp problems and enhancing ventilation on the ground floor'. This statement needs to be clarified as any methods to alleviate damp would usually require listed building consent, such as insulation, re-pointing, re-plastering, damp proof course, damp proof membrane, etc. Until clarified we cannot give consent for any proposed unknown works.

Subject to the above, it has not been possible to assess the proposal and its effect on the listed building and its setting.

**Annabel Longfield-Reeve**

Senior Heritage & Conservation Officer

North York Moors National Park Authority

**From:**

**To:** [Planning](#)

**Subject:** Comments on NYM/2024/0259 - Case Officer Jill Bastow - Received from Mrs Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

**Date:** 09 May 2024 10:58:10

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This planning application was discussed at last night's Parish Council meeting and the Councillors would like to object on the following grounds: The design is insensitive and contains too much glass for a listed building. The roofing material is not compatible with surrounding buildings and the overall look of the building when completed would not be in keeping with the surrounding area. In addition, the Councillors are concerned that the extension will exceed the 30% rule and, if the application is approved this will set a precedent for other applications.

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 Object with comments