

Amendments/Additional Information

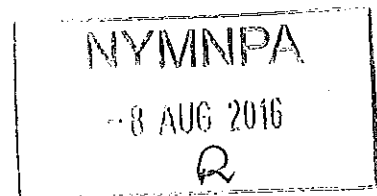
- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

2016/0189/F
aw

John Blaymires
ARCHITECT
56 Pasture Lane Seamer
Scarborough YO12 4QR

AMENDED
Notes

FAO Mrs Cheryl Ward
Planning Officer
The Old Vicarage
Bondgate
Helmsley
York YO62 5EP



August 4 2016

Dear Cheryl Ward

Listed building and planning consent for conversion of outbuildings to form 2no.holiday cottages at outbuildings Lowdale Hall Sleights

Further to your letter of 1 August 2016 my subsequent telephone conversation with you I attach revised plans and make the following points:-

I have spoken to my client and it is clear that the scheme is not viable if only a single unit is provided therefore the layout suggested by the conservation officer is not viable. It is felt that the latest proposals address your main concerns. In relation to the roof windows in particular there are only 2 provided and these are of minimum size to meet Building Regulation requirements. Furthermore the simple treatment of existing openings with timber frame glazed panels is in line with your general guidance (please note that these will have to be openable to meet building regulations.) However we have considered the other points raised in your letter and clarify/address those issues as follows:-

- 1.The window details have been amended as suggested.
2. There appears to be some misunderstanding regarding the ceiling treatment. The section drawing is intended to indicate that underdrawing /insulation will be between the purlins as preferred. I confirm however that this will be the case.
3. The stone flags have been retained for re-use and as suggested my client will agree the details of the re-use with you/your officers on site .

4. My clients understand that there will be a no. of conditions on any Approval Notice which will have to be cleared before the work is carried out on site. We also note that some of these details will have to be agreed on site when precise details of existing structure are exposed (e.g. depth of foundations and necessary damp-proofing may impact on where the stone flags are used). They will of course comply with any conditions imposed.

In view of the above I trust that the proposals now address your concerns and that a conditional approval can now be granted. However if you require any further details please contact me.

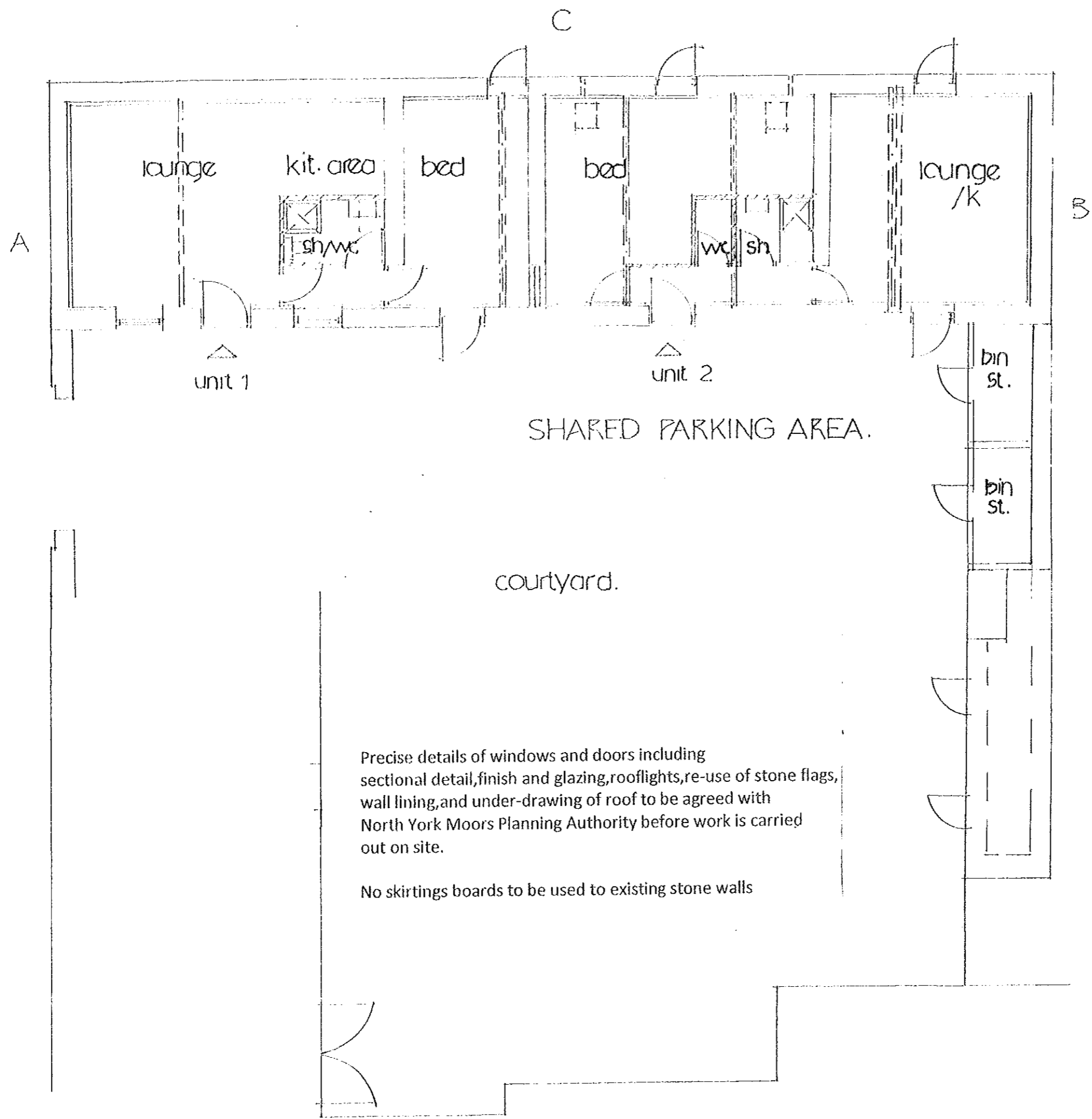
Finally could I mention again that my clients still wish to apply for a diversion of the public footpath and could I request that you forward the necessary application forms and let me know the fee required. I understand this matter can be dealt with separately and will not hold up a decision on the present applications.

Yours sincerely

John Blaymires

AMENDED
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NYMNPA
8 AUG 2016



AMENDED

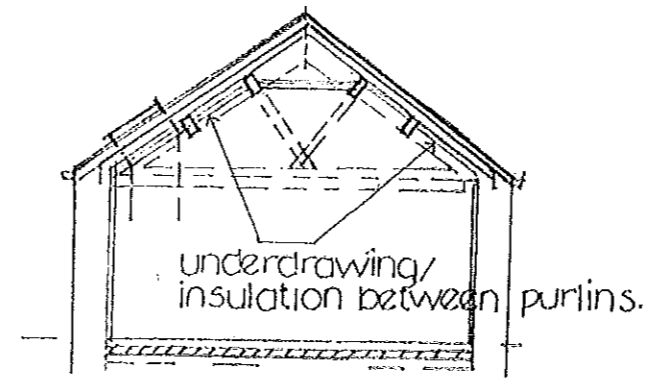
Notes

Precise details of windows and doors including sectional detail, finish and glazing, rooflights, re-use of stone flags, wall lining, and under-drawing of roof to be agreed with North York Moors Planning Authority before work is carried out on site.

No skirting boards to be used to existing stone walls

NYMNP
08 AUG 2016

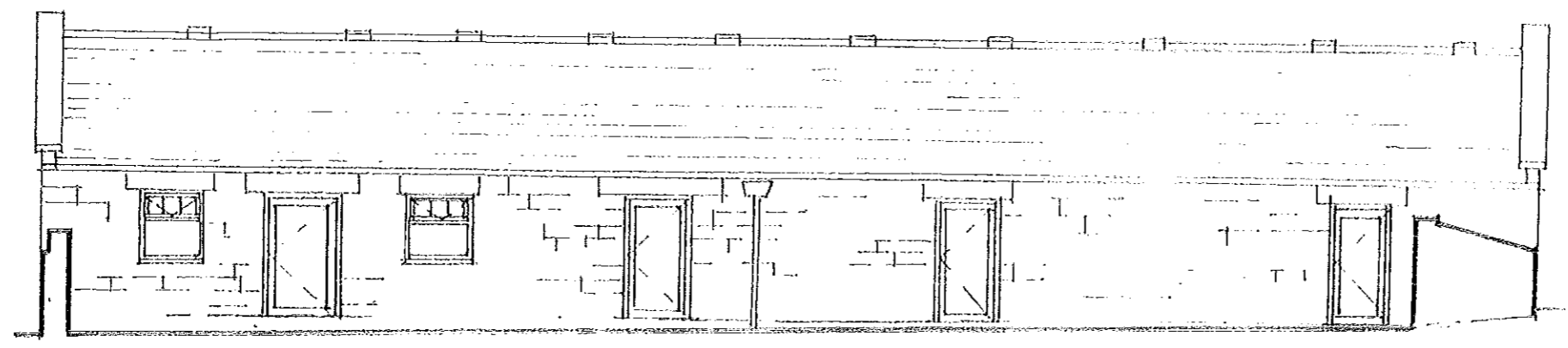
plan as PROPOSED
 scale 1:100 @ A3
 0.5 1 2 3m
 Dwg. no. 2016/04/10
 08/16



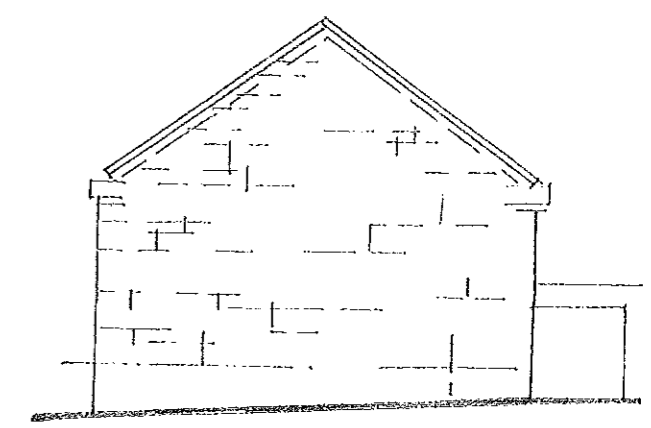
Cross section PROPOSED

AMENDED
Notes

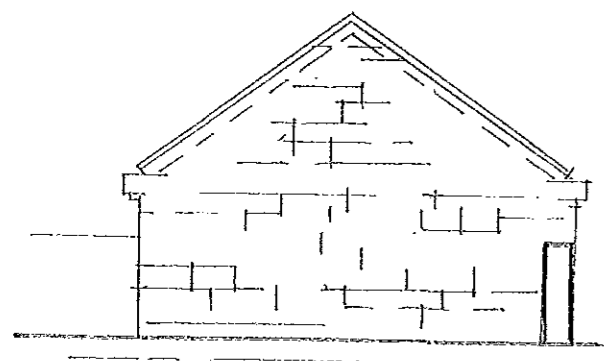
NYMNP
8 AUG 2016



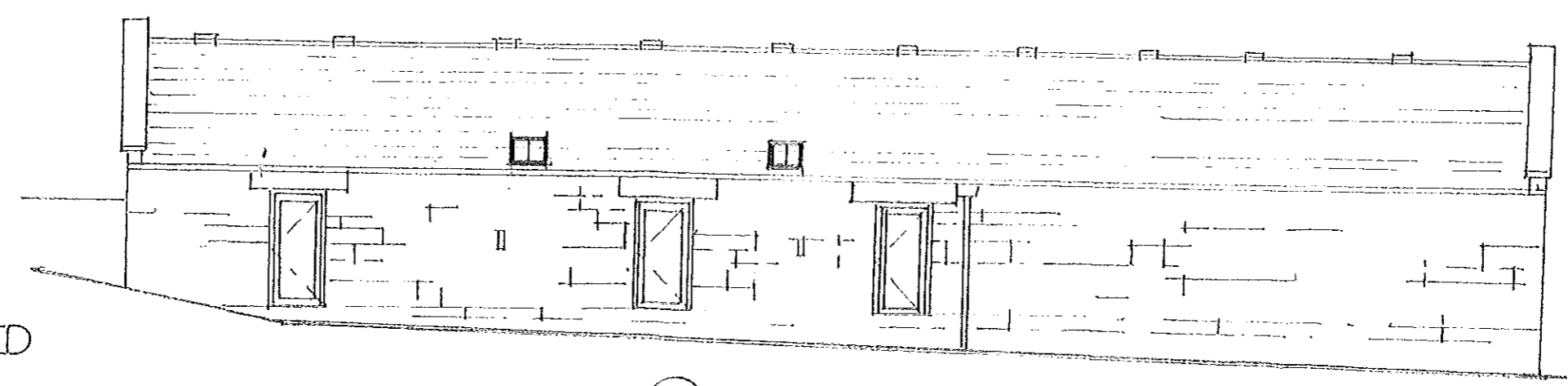
elevation to courtyard PROPOSED



end elevation A PROPOSED



end elevation B PROPOSED



elevation (C) PROPOSED

scale 1:100 @ A3
0.051 2.3m.
A 08/16
A1111

Dwg. no. 2016/04/11