

### 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)

**Wendy Strangeway**

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**From:** Jill Bastow  
**Sent:** 02 August 2016 15:22  
**To:** Planning  
**Subject:** FW: Ocean View, Robin Hoods Bay  
**Attachments:** fwdlumenconservationrooflight.zip

Please book in.

**From:** Ian Hazard  
**Sent:** 02 August 2016 14:35  
**To:** Jill Bastow  
**Subject:** Re: Ocean View, Robin Hoods Bay



Hi Jill,

Further to your email below and our recent conversations, please find attached a copy of the revised details for the proposed new rooflight to the Kitchen roof at Ocean View in Robin Hood's Bay. In addition, the rooflight will be a non-openable unit with a central glazing bar, as per the attached drawings.

We also agree to the Conservation Officer's request with respect to the re-pointing the existing chimney stacks under condition 5.

Hopefully this will now enable you to provide a formal response relating to the discharge of the relevant conditions, based on the agreements below.

Kind regards

Ian

**Ian Hazard**  
BA (hons) Dip (arch)

High Straggleton Farm  
Sandsend Road  
Whitby  
North Yorkshire.  
YO21 3SR

90 Albemarle Road  
Southbank  
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note: if responding to this email ensure email attachment is under 5mb

On Wed, Jul 13, 2016 at 12:31 PM, Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)> wrote:

Hi Ian

I've just had a quick chat to Beth – I realise Edward made the comments but he isn't in today however he discussed them with Beth first before responding – and I've made some comments in red below.

Please feel free to come back to me once you've read them!

Kind regards



**Jill Bastow**  
Senior Planning Officer

*My normal working hours are : 9.45am-2.30pm Tuesday, Thursday & Friday; 8.45am-5.30pm Wednesday*

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☎: 01439 772700

✉: [j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)

🌐: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

**From:** Ian Hazard  
**Sent:** 12 July 2016 14:36

**To:** Jill Bastow

**Subject:** Re: Ocean View, Robin Hoods Bay

Hi Jill,

Thank you very much for your responses in relation to the discharge of the planning conditions at Ocean View.

I have reviewed them with my client and *Louis Stainthorpe* at Bell Snoxell who are responsible for the design relating to the repairs and maintenance of the existing building fabric. We do have some further comments, which I have listed below.

I would welcome a telephone conversation with you to discuss the comments, with a view to reaching agreement on the various conditions. With this in mind I will try to get in touch over the next day or so. Alternatively, I will be contactable by phone for the rest of the week apart from Friday.

NYMNPA  
- 2 AUG 2016

**Condition 5: Repointing of Chimney Stacks**

The bricks to the existing east and west chimney stacks vary in age. The east stack was fully re-built in the last few decades with engineering type bricks. The west stack likely dates back to the late Victorian period and appears to have a cement based mortar with a high percentage of sharp sand.

Both existing stacks therefore have cement based mortars. The proposed re-pointing works are intended to replicate the existing mortars with a light coloured cement mix incorporating some sharp sand as well as builders sand.

We have concerns from a construction point of view relating to the proposal to apply *lime* based mortars over existing *cement* based mortars, where the existing cement based mortars have receded. We are also concerned that there will be a visual difference between the joints that have been re-pointed using lime based mortar, and the existing joints that are formed using cement based mortars.

With this in mind, we would welcome your agreement to the proposal to replicate the existing mortar with a light coloured cement mix incorporating some sharp sand as well as builder's sand.

The use of a lime based mortar to repoint the joints shouldn't affect the structural integrity of the chimney stacks and will help preserve the brickwork. A hydraulic lime mix can be almost as strong as a cement based mortar. Unfortunately we don't feel able to relax this requirement.

**Condition 6: Constructional Details of the Windows**

Unfortunately, the information submitted for the *Application for Approval of Details Reserved by Condition* on the 25<sup>th</sup> of May contained an inconsistency within the information provided in relation to the proposed window specification, for which we apologise.

The drawn detail correctly reflected our proposal for the overall double glazed unit thickness to be 20mm, based on a 12mm air gap (4/12/4). However the written window schedule submitted was regrettably out of date. It incorrectly referred to a 16mm air gap (4/16/4). This had been our original intent, but discussions with the Conservation Officer in November 2015 highlighted that this would not be acceptable.

So to clarify, the proposal is to use 20mm thick units with an air gap of 12mm. (4/12/4), as outlined within the Design, Access and Heritage Statement Revision A. An updated window schedule is provided for your information.

There are significant other improvements proposed for the new windows – specifically: 19mm wide applied glazing bars (versus existing 29mm structural bars), black internals for the glazing units (versus existing silver), painted finish (versus existing dark stained) and use of traditional pulleys, weights and sash cord (versus existing spring-balances). These and other external improvements (eg: installing cast iron soil downpipe and rainwater goods versus the current PVC) are intended to significantly enhance the overall visual appearance of the building.

If a double glazed unit with an air gap of 10mm is installed, then we are advised that this will need to contain structural glazing bars. The proposed supplier has confirmed that these can be manufactured at a similar cost to our proposal, but the glazing bars will be 37mm wide. This could be reduced to 25mm but with an increase in cost of about 25%. However, neither of these options match the proposed dimension of 19mm which can be achieved with applied glazing bars. The 19mm applied glazing bars will be very similar in profile to the historic glazing bars within the only remaining historic window, within the central dormer window at on the North façade.

The existing double glazed windows are in need of some overall maintenance but given that they are a relatively modern addition, they are not in need of replacement at this time. However, it is generally considered that the existing windows are detrimental to the appearance of the building. The proposal to replace them represents a substantial discretionary investment by the applicant and demonstrates her commitment to the sensitive and sympathetic renovation of Ocean View. With this in mind, we would be pleased to receive your agreement to an air gap of 12mm, (no change from the existing window air gap specification).

Thank you for the revised window schedule. We are satisfied with a 20mm double glazed unit with a 12mm air gap given the other benefits this will bring about such as the narrower glazing bars.

**Condition 7: Paint Colour of the Windows.**

Two options were submitted with respect to the proposed paint colour of the new window frames. Either Farrow and Ball 'All White' to assimilate the window treatment of the other dwellings within the terrace, or Dulux Heritage Range 'Boat House Blue'.

Two options were also submitted with respect to the proposed treatment of the existing sills. Either Dulux Heritage Range 'Boathouse Blue', or left in natural sandstone finish.

The response from NYMNPA clearly supports the use of contrasting colours for the window frames and sashes but is silent on the other options for the window frames and sills. Can we assume that all options are approved, and that the use of 'contrasting colours for the window frames and sashes' is a preference but not a requirement?

The use of contrasting colours to the window frames and sashes is our preference rather than a requirement. We are happy with painted cills or for them to be left in their natural sandstone finish.

**Condition 8: Rooflight Details**

The applicant agrees to the provision of a metal framed, top-hung fixture for installation within the roof above the Kitchen, as requested – to be sourced from either Lumen Roof Windows or The Rooflight Company. Please confirm whether further details of the proposed unit are required to be submitted.

Please can you confirm which rooflight (make, model and size) is proposed in due course.

**Condition 10: Handrail Detail**

The proposal to fix the handrail through the top of the existing flagstones was developed in response to initial comments from NYMNPA during the initial site visit to Ocean View on the 19<sup>th</sup> of October, that top fixing would be preferable. The proposal to fix the handrail into the wall of the landing will need to be reviewed on site in discussion with the contractor and the structural engineer. The proposal will also need to be agreed with the Parish Council who raised the concern during the planning application that a new handrail in this location would reduce the width of the public footpath at this point. If an agreement cannot be reached, the proposed handrail will not be installed.

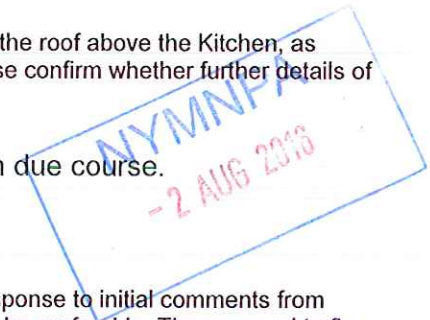
I understand Beth and Edward had differing views on this! Beth felt the proposal as submitted would hide more of the handrail whereas Edward felt fixing to the wall of the landing would be less detrimental to the fabric. As such we are happy to go with the proposal as submitted.

**Obscure Glazing to Lower Ground Floor Utility Window**

Thank you for your comments, with these in mind, the applicant proposes to specify a plain sandblasted treatment to the glazing of this window. We would be pleased to receive your agreement of this.

A sand blasted treatment to the glazing of the utility room window is agreed.

Kind regards



Ian



**Ian Hazard**

BA (hons) Dip (arch)

High Straggleton Farm

Sandsend Road

Whitby

North Yorkshire.

YO21 3SR

90 Albemarle Road

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On Thu, Jul 7, 2016 at 10:28 AM, Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)> wrote:

Morning Ian

Please find attached a letter in response to the discharge of conditions application you have submitted for the above property.

Kind regards,



**Jill Bastow**  
Senior Planning Officer

*My normal working hours are : 9.45am-2.30pm Tuesday, Thursday & Friday; 8.45am-5.30pm Wednesday*

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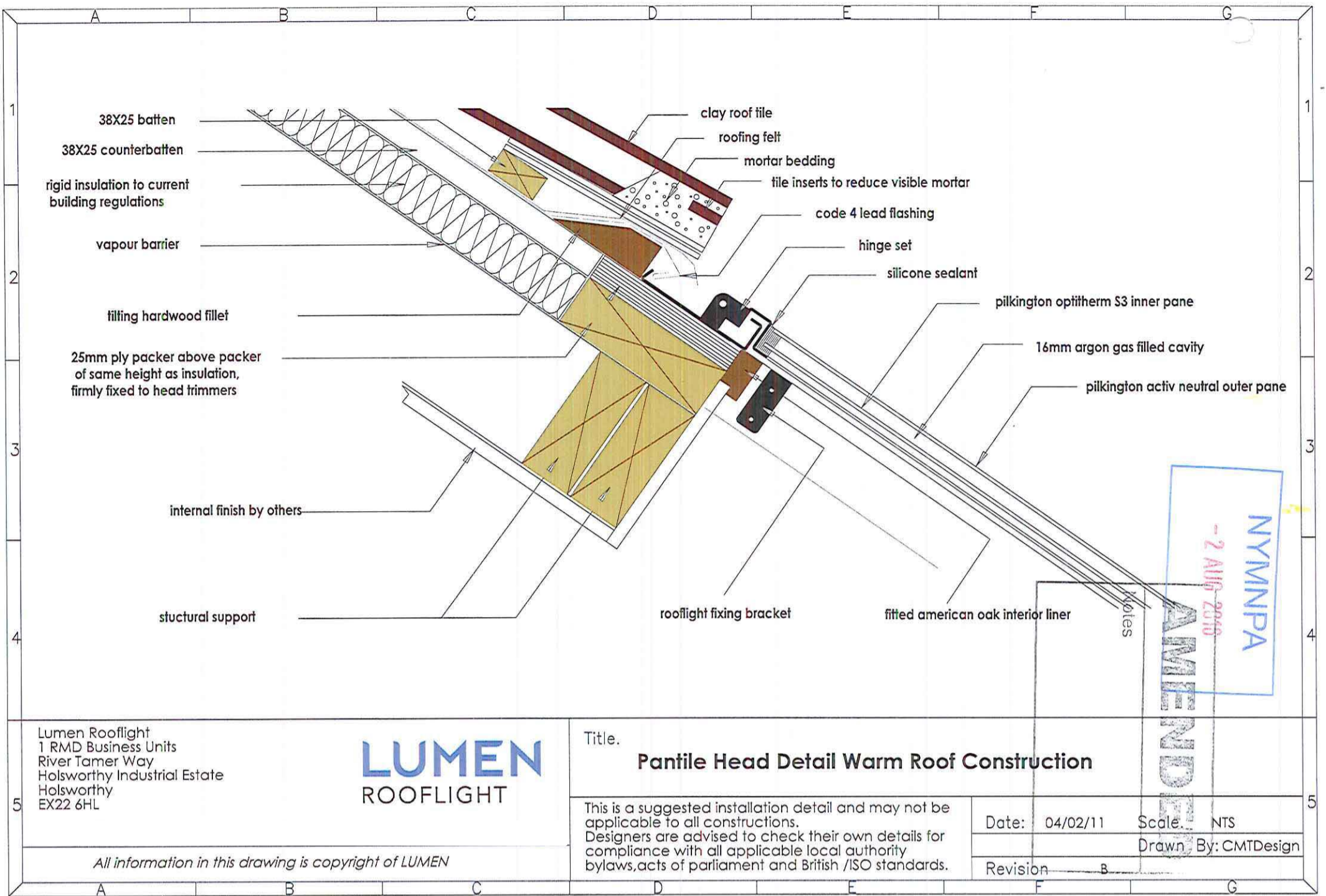
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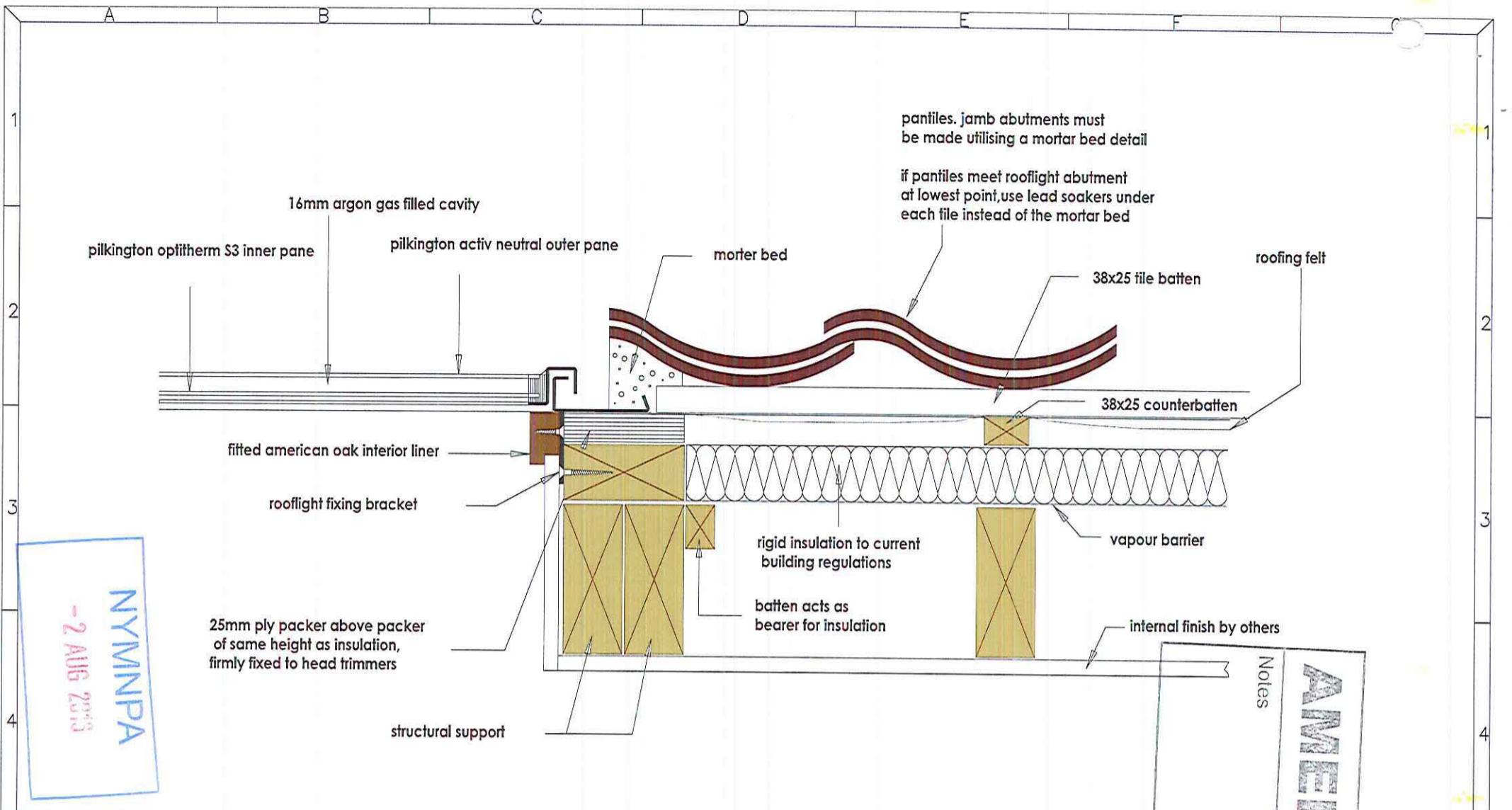
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NYMNPA  
-2 AUG 2016









NYMMPA  
 - 2 AUG 2013

Notes  
 AMENDED

Lumen Rooflight  
 1 RMD Business Units  
 River Tamer Way  
 Holsworthy Industrial Estate  
 Holsworthy  
 EX22 6HL

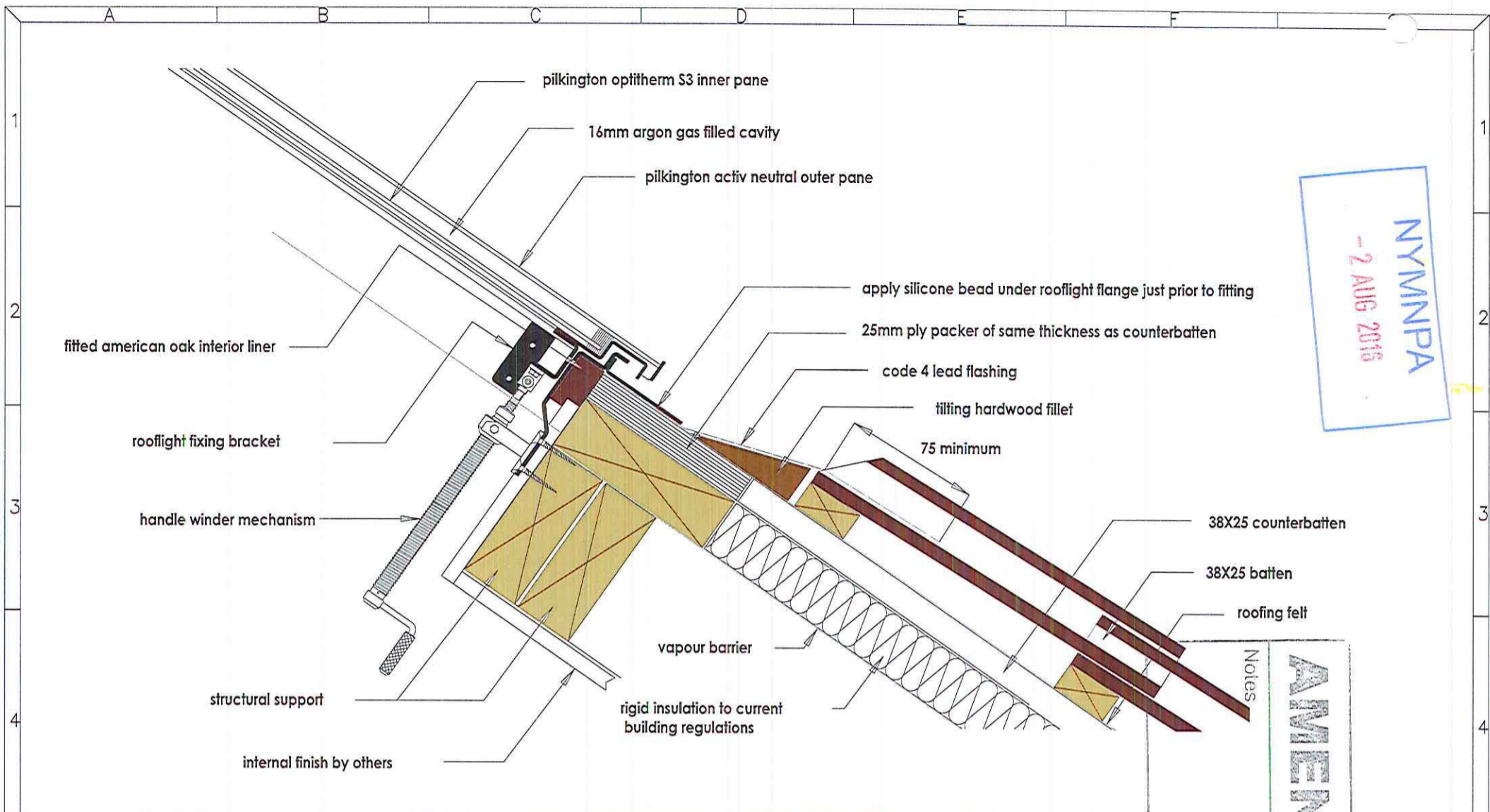
**LUMEN**  
 ROOFLIGHT

Title. **Pantile Jamb Detail Warm Roof Construction**

This is a suggested installation detail and may not be applicable to all constructions. Designers are advised to check their own details for compliance with all applicable local authority bylaws, acts of parliament and British /ISO standards.

Date: 04/02/11	Scale: NTS
Drawn By: CMTDesign	
Revision	B

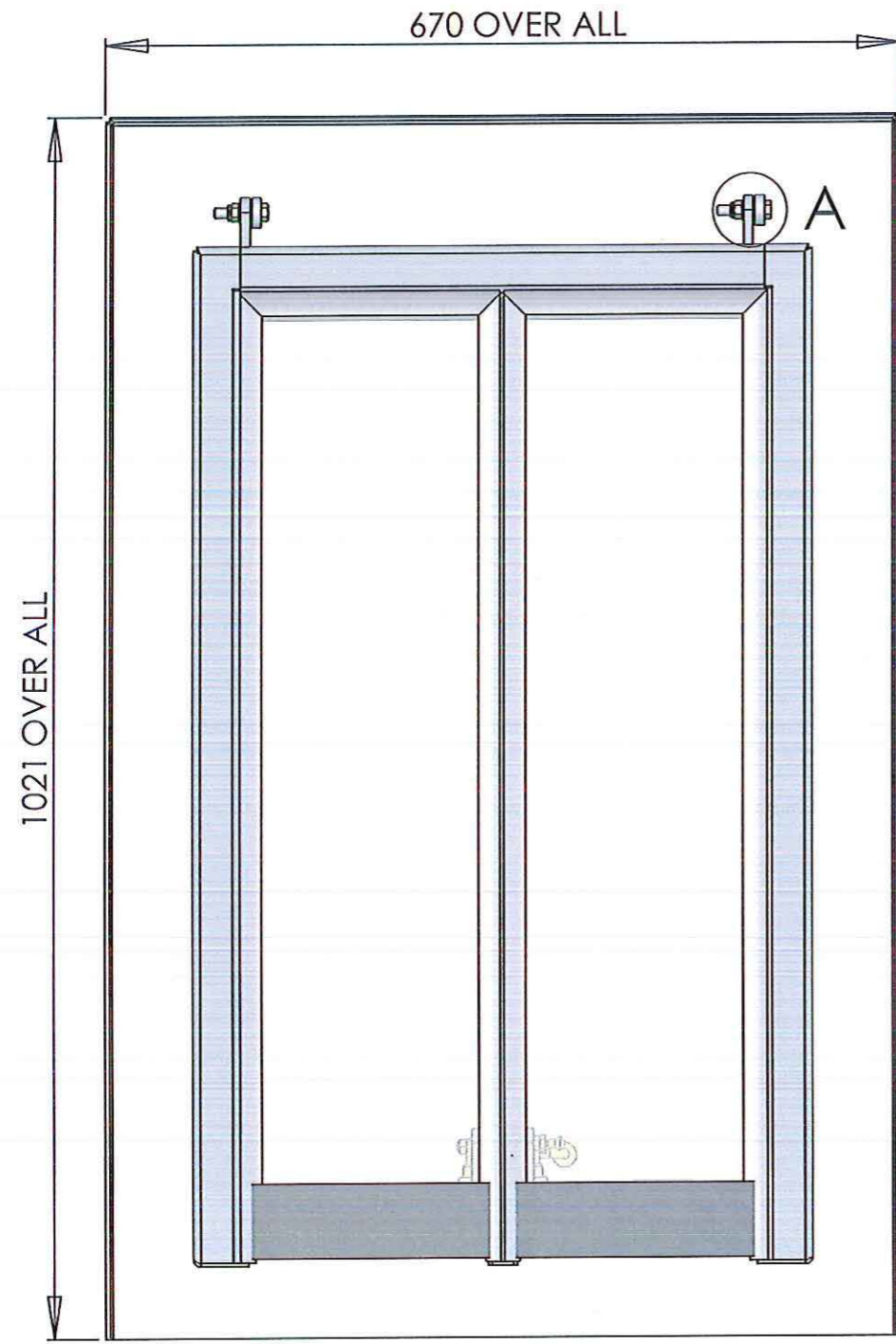
*All information in this drawing is copyright of LUMEN*



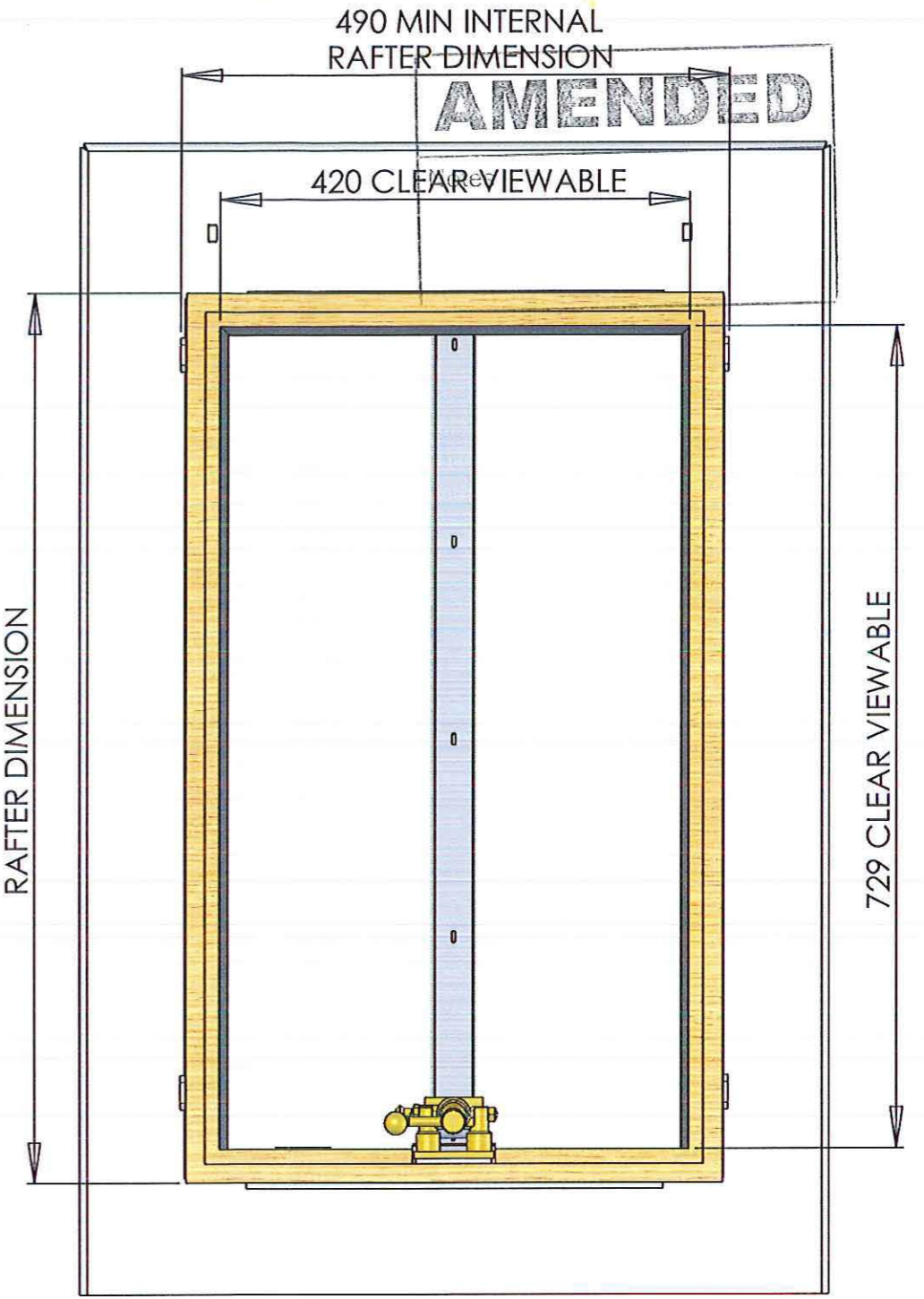
NYMNP  
 - 2 AUG 2016

Notes  
**AMENDED**

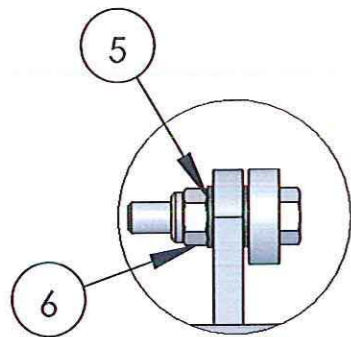
Lumen Rooflight 1 RMD Business Units River Tamer Way Holsworthy Industrial Estate Holsworthy EX22 6HL		Title. <b>Pantile Cill Detail Warm Roof Construction</b>	Date: 04/02/11    Scale: NTS
All information in this drawing is copyright of LUMEN		This is a suggested installation detail and may not be applicable to all constructions. Designers are advised to check their own details for compliance with all applicable local authority bylaws, acts of parliament and British /ISO standards.	Drawn By: CMTDesign Revision    B



VIEW FROM OUTSIDE



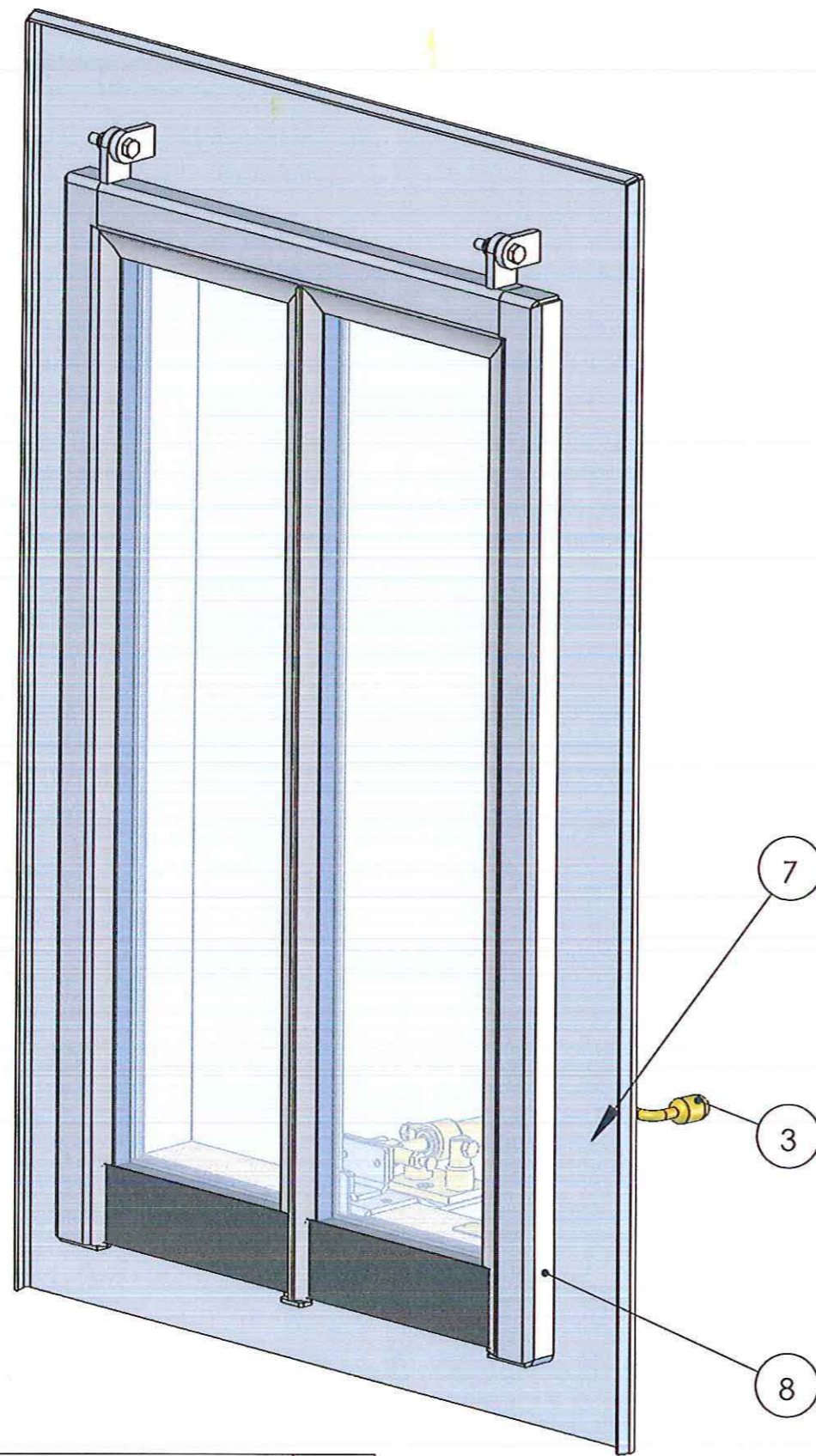
VIEW FROM INSIDE



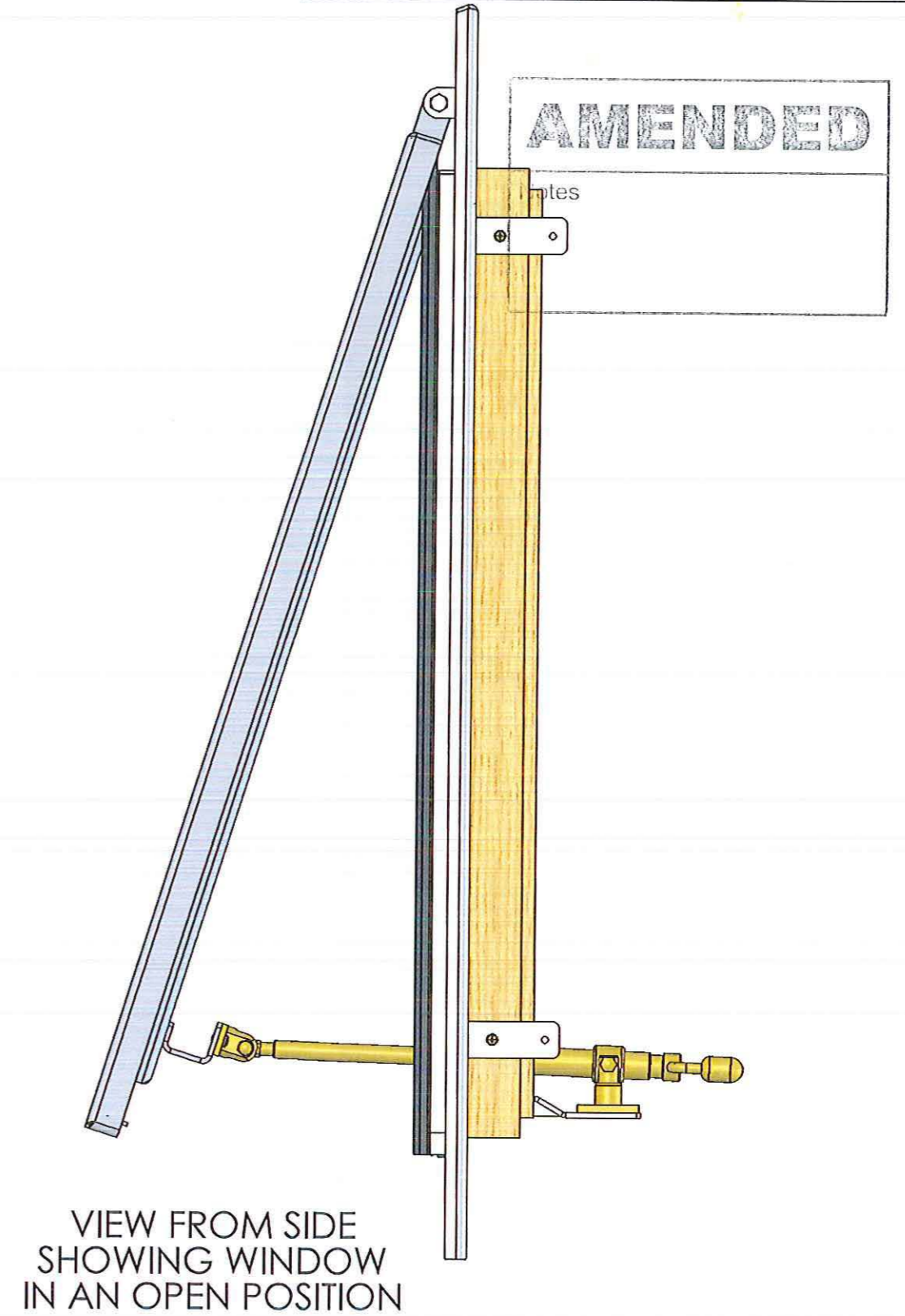
DETAIL A  
SCALE 1 : 2

FINISH: POWDER COATED  
WEIGHT: 32.54 Kg

	NAME	DATE	MATERIAL: _	Sheet Scale: 1:6
DRAWN	SHAUN COUCH	28/04/2009		SHEET 1 OF 2
APPROVED			PART REF: LR3	
<b>LUMEN ROOFLIGHT</b>			TITLE: CONSERVATION ROOFLIGHT GENERAL ASSEMBLY - LR3	
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS ANGLE $\pm 0.5^\circ$ / 0.0 $\pm 0.25$ mm / 0.00 $\pm 0.1$ mm / 0.000 $\pm 0.05$ mm			SIZE: DRWG No. A3 TUS0843A	Rev No. <b>3</b>



NYMNPA  
- 2 AUG 2016

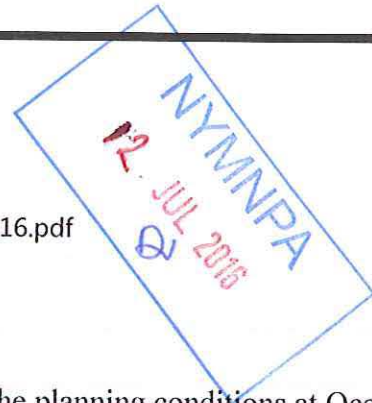


VIEW FROM SIDE  
SHOWING WINDOW  
IN AN OPEN POSITION

ITEM NO.	PART NUMBER	QTY
1	Sash Bracket	1
2	M5x10 PAN POZI SCREW - BZP	2
3	Brass Actuator Assembly	1
4	M6x10 POZI CSK SCREW - BZP	2
5	TUS0116P	4
6	DIN EN ISO 7040 - M8 - N	2
7	TUS0867A	1
8	TUS0855A	1

	NAME	DATE	MATERIAL: _	Sheet Scale: 1:5
DRAWN	SHAUN COUCH	28/04/2009		SHEET 2 OF 2
APPROVED			PART REF: LR3	
<b>LUMEN</b> <b>ROOFLIGHT</b>			TITLE: CONSERVATION ROOFLIGHT GENERAL ASSEMBLY - LR3	
			SIZE: A3	DRWG No. TUS0843A
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS ANGLE ±0.5° / 0.0 ±0.25mm / 0.00±0.1mm / 0.000 ±0.05mm			Rev No.	3

**From:** Ian Hazard  
**Sent:** 12 July 2016 14:36  
**To:** Jill Bastow  
**Subject:** Re: Ocean View, Robin Hoods Bay  
**Attachments:** 15014\_Ocean View- Accoya windows July 2016.pdf



Hi Jill,

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I have reviewed them with my client and *Louis Stainthorpe* at Bell Snoxell who are responsible for the design relating to the repairs and maintenance of the existing building fabric. We do have some further comments, which I have listed below.

I would welcome a telephone conversation with you to discuss the comments, with a view to reaching agreement on the various conditions. With this in mind I will try to get in touch over the next day or so. Alternatively, I will be contactable by phone for the rest of the week apart from Friday.

**Condition 5: Repointing of Chimney Stacks**

The bricks to the existing east and west chimney stacks vary in age. The east stack was fully re-built in the last few decades with engineering type bricks. The west stack likely dates back to the late Victorian period and appears to have a cement based mortar with a high percentage of sharp sand.

Both existing stacks therefore have cement based mortars. The proposed re-pointing works are intended to replicate the existing mortars with a light coloured cement mix incorporating some sharp sand as well as builders sand.

We have concerns from a construction point of view relating to the proposal to apply lime based mortars over existing cement based mortars, where the existing cement based mortars have receded. We are also concerned that there will be a visual difference between the joints that have been re-pointed using lime based mortar, and the existing joints that are formed using cement based mortars.

With this in mind, we would welcome your agreement to the proposal to replicate the existing mortar with a light coloured cement mix incorporating some sharp sand as well as builder's sand.

**Condition 6: Constructional Details of the Windows** *Amended window details ok.*

Unfortunately, the information submitted for the *Application for Approval of Details Reserved by Condition* on the 25<sup>th</sup> of May contained an inconsistency within the information provided in relation to the proposed window specification, for which we apologise.

The drawn detail correctly reflected our proposal for the overall double glazed unit thickness to be 20mm, based on a 12mm air gap (4/12/4). However the written window schedule submitted was regrettably out of date. It incorrectly referred to a 16mm air gap (4/16/4). This had been our original intent, but discussions with the Conservation Officer in November 2015 highlighted that this would not be acceptable.

So to clarify, the proposal is to use 20mm thick units with an air gap of 12mm. (4/12/4), as outlined within the Design, Access and Heritage Statement Revision A. An updated window schedule is provided for your information.

There are significant other improvements proposed for the new windows – specifically: 19mm wide applied glazing bars (versus existing 29mm structural bars), black internals for the glazing units (versus existing silver), painted finish (versus existing dark stained) and use of traditional pulleys, weights and sash cord (versus existing spring-balances). These and other external improvements (eg: installing cast iron soil downpipe and rainwater goods versus the current PVC) are intended to significantly enhance the overall visual appearance of the building.

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Condition 7: Paint Colour of the Windows.

*Agreed.*

Two options were submitted with respect to the proposed paint colour of the new window frames. Either Farrow and Ball 'All White' to assimilate the window treatment of the other dwellings within the terrace, or Dulux Heritage Range 'Boat House Blue'.

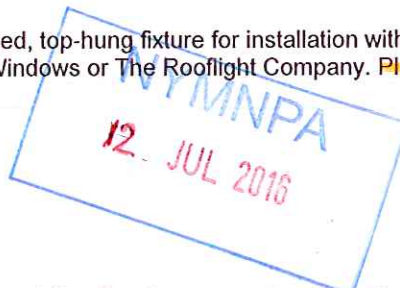
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*Please provide details.*

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Obscure Glazing to Lower Ground Floor Utility Window *Agreed*.

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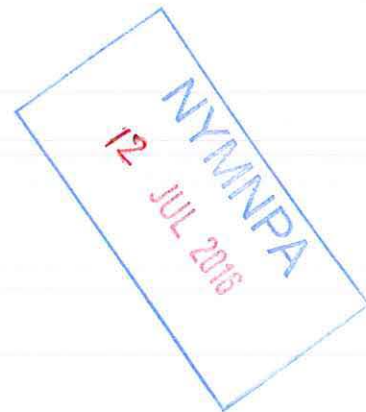
Kind regards

Ian

**Ian Hazard**  
BA (hons) Dip (arch)

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Morning Ian



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Senior Planning Officer

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