

**From:** [Helen Webster](#)  
**To:** [Planning](#)  
**Subject:** FW: 2018/0263/LB Rose Cottage Grosmont  
**Date:** 14 June 2018 09:49:48

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From: Edward Freedman  
Sent: 13 June 2018 16:20  
To: Helen Webster  
Cc: Clair Shields  
Subject: 2018/0263/LB Rose Cottage Grosmont

Dear Helen

With apologies for the delay in responding.

Notwithstanding the list description attributing the building to the early nineteenth century, Rose Cottage does not appear on the 1853 6" O/S map suggesting that it was not built earlier than the 1849 survey date. By the earliest map of 1895 is shows the rear service wing and the current utility block extant. From the congruity of stonework, it appears that the rear wing was of the same build as the principal block. Stylistically, the house is likely to date from no later than the 1850s. It retains a characteristic historic plan form with central staircase flanked by a primary and secondary reception room and a kitchen/scullery to the rear wing. It appears to retain quality fixtures consistent with the mid-nineteenth century including fire surrounds and a grate to the two reception rooms, panel doors and clay floor tiles to the kitchen which are tightly jointed in the Victorian style and have a patina of wear consistent with age and long use. It is difficult to be certain of the originality of such fixtures because reclaimed/salvaged fixtures could have been reinstated, and reference is made to the property being derelict when it was last restored so it may well have retained many fixtures if it was hitherto unmodernised, or, alternatively, these may have been installed as part of a sensitive renovation. Nevertheless, they complement and reinforce the architectural and historic character of the listed building.

The application proposes a number of significant alterations to the building which have varying potential to affect historic fabric, plan form and fixtures. Currently there is insufficient information to determine the impact on the heritage significance of the building.

1. Remove section of dividing wall between utility and kitchen to create an open plan kitchen dining area: this wall is very likely the exterior wall of the original building. The proposal to remove such a substantial element of original masonry is harmful to the fabric, integrity and floorplan of the building. The application does not contain clear and convincing justification for harm as required by para 132 of the NPPF nor any public benefits which might be balanced against the harm. I would suggest instead that consideration be given to use of the utility as a kitchen leaving the larger existing kitchen as a more practical dining area/entrance. A more modest intervention to move the doorway between the two rooms to the centre of the wall and increase its width to c.1m would provide improved communication between the spaces without such substantial loss of fabric.
2. Renew floor throughout proposed open plan kitchen dining area: the existing tiles to the kitchen appear to be nineteenth century clay tiles. I note the reference to them being laid externally suggesting they were all instated during the last refurbishment, but they external ones may have been reclaimed from elsewhere internally and the interpretation does not seem to be conclusive. Retention of these tiles in situ should be sought unless there is irrefutable evidence that they were brought into the property in recent years.

3. Provide 2 No. Conservation Grade Velux roof lights to the ground floor lean-to roof: No objection providing traditional metal fixtures are used rather than Velux style rooflights.
4. Modify dining room fire place and install multi fuel burning stove: The existing fireplace is architecturally appropriate to the building in terms of date and style. The grate appears to be a cast iron Victorian insert which complements the surround. The modern gas fire is a demountable insertion. Removal of the grate would detract from the historic form of the fireplace and I would request omission of this proposal.
5. Construct lean-to porch feature over north side entrance door: The existing rear elevation of the cottage is very attractive and original in terms of window and door arrangements. The design of the proposed porch is modern in form and would detract from the simple and original architectural character of the rear elevation. I would recommend omission of this element. If the kitchen were reorganised as suggested above then the existing kitchen would provide more scope for use as an entrance as well as for dining.
6. Re-establish a number of openings through elevations to incorporate windows: I can't see the evidence for a former window in the northern gable from the heritage statement or our photographs. Please seek corroborating evidence. No objection to reopening a small window in the southern gable providing it is no larger than the width of the blocked opening and subject to comments below (7).
7. Removal of timber stud walls in the utility and the existing dining room: No objection to removal of pantry wall to utility. The wall to the dining room however appears to be in its original location due to the central placement of the fireplace flanked by alcoves in the dining room. Whilst it may have been refurbished during the last renovation using modern materials, removal of the wall is unlikely to be supported as it would alter the proportions of this regular room and the internal spatial hierarchy and floorplan. The presence of a former doorway evident to the external wall raises some question about this interpretation however and if the applicant has clear and convincing justification for an alternative explanation I am happy to consider this further.
8. Proposed window to east side of rendered utility that will become the open plan kitchen dining area: No objection to works to this later extension which is of low-grade construction.

Please seek further information and amendments.

Thanks

Edward Freedman  
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Please note: my usual working days are Monday to Wednesday