

From: [Helen Webster](#)
To: [Planning](#)
Cc: [Edward Freedman](#)
Subject: FW: NYM/2018/0201/FL and NYM/2018/0204/LB
Date: 03 July 2018 17:10:18

From: Tony Turner
Sent: 03 July 2018 12:41
To: Helen Webster
Cc: Ruth Grayson
Subject: NYM/2018/0201/FL and NYM/2018/0204/LB

Helen,

In response to your letter dated 20 June 2018 and prior to submitting formal amendments I comment as follows to the various points raised:

1. The Applicants wish to retain the existing internal layout shown in the proposal with the kitchen:diner located in the annex building as submitted.
2. The suggestion to reduce the opening sizes on the southern elevation of the annex is agreeable. It is now proposed to retain the internal chimney breast and add two small windows either side. The existing openings on the north and west elevations will be walled up in recessed stonework as submitted.
3. It is intended to retain the mezzanine above the bedroom is but it will not be possible to make use of this space for sleeping due to restrictions in height and width.
4. ED4/W6 will become an opening door.
5. Changing the proposed full height windows into doors is not acceptable as it will limit the amount of natural ventilation into the building by reducing the opening casements. Also, it is felt that installing doors will result in a heavier appearance even if slim top rails, bottom rails and stiles are incorporated.
6. Retention of the internal and external pig troughs can be included but it may be necessary to temporarily remove and re-install the internal ones to enable the external wall insulation/damp-proofing to be added.
7. The stone corbels at eaves level will be retained as shown on the drawings.
8. Chamfered doorways will be retained.
9. The existing cast iron guttering running along the west elevation of the main building will be retained if it is in salvageable condition, otherwise it will be replaced with half round cast iron. The guttering running along the east elevation is half round plastic and will be replaced with cast iron as noted.
10. The existing cast iron rainwater fallpipe on the west elevation will be retained if it is in salvageable condition, otherwise it will be replaced with cast iron, and the existing plastic fallpipe on the east elevation will be replaced with cast iron as noted.
11. It is intended to retain the door ironmongery as far as possible subject to condition. It may be possible to re-use the externally mounted hinges onto the proposed shutters at ED6 and ED7 as submitted. If the condition of the existing fittings is too poor then similar, new hinges will be introduced.
12. Other existing door ironmongery is generally in poor condition but will be incorporated if possible.
13. The area of gravel surfaced car parking will be reduced to the minimum area required and margins up against the stone walls will be retained in grass.
14. The existing twin-trod access will be maintained with grass margins both sides against the wall and fence.
15. The Applicant is aware of the public right of way through the site and will ensure that it is maintained throughout the construction period and thereafter along whichever route is agreeable to NYCC and the Authority's Area Ranger. The Applicant will work with Naomi Green and agree an action plan prior to

commencement. It would be appropriate to cover this with a condition of planning permission.

16. The Applicant is aware that the route of the public right of way differs from that shown on the NYCC definitive map. Apparently this was diverted within the site across land outside the Applicants' ownership/control by previous occupiers of Market Place in or around 2011 and prior to the Applicants purchasing the site.

Your views on the above would be appreciated and, if you prefer, I shall be happy to meet you and your Conservation Officer either on site or at your office to resolve any outstanding matters quickly. I look forward to hearing from you.

Regards,

Tony

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