

From: [Helen Webster](#)
To: [Planning](#)
Subject: FW: Rose Cottage, Grosmont
Date: 31 July 2018 10:19:54

From: Edward Freedman
Sent: 30 July 2018 17:09
To: Helen Webster
Subject: RE: Rose Cottage, Grosmont

Addendum

Please add condition:

The existing doorway between kitchen and utility room is to be in-filled using masonry salvaged from the new opening hereby permitted, laid to course and bedded in lime mortar to match historic construction.

thanks

Edward Freedman
Senior Building Conservation Officer

From: Edward Freedman
Sent: 30 July 2018 15:26
To: Helen Webster
Subject: FW: Rose Cottage, Grosmont

Hi Helen

On the basis of this amended scheme I withdraw my previous objections. The proposals will have a low level adverse impact on historic fabric (loss of a section of masonry between kitchen and dining area) and floor plan (removal of the majority of the partition between library and dining rooms). I consider that these negative effects have been mitigated by the size and positioning of the openings and the retention of significant quantities of the respective walls which preserves the cellular character of the historic spaces, and sensitive treatment of the openings to achieve a cohesive arrangement. I consider that the harm is justified on the basis of maintaining the optimum viable use of the dwelling, in relation to the kitchen arrangements, and the fact that the partition between front and back rooms was of modern construction which made resisting any form of alteration to it unreasonable. Other harmful elements such as the construction of a porch have been omitted.

I would like it to be noted on record that the incorporation of the smaller service spaces (utility, pantry, library) into the principal accommodation should not represent any form of justification for extension of the dwelling in the future to accommodate service accommodation. Extensions to side or rear elevations would be harmful to the scale and form of the original building and in my opinion would be unlikely to be acceptable. Retaining evidence for the former floorplan as secured by the amended scheme will afford the opportunity to reverse the current proposals and restore the former subdivision if service accommodation is required in the future.

Please apply conditions:

Prior to removal of the existing fireplace from the existing dining room, details of the proposed replacement fireplace are to be submitted for the written approval of the LPA.

All works must be carried out in accordance with the approved plans (i.e. the partition nibs and downstand must be implemented following removal of the existing partition).

MATS25 (around new window opening)

MATS22

MATS40

thanks

Edward Freedman

Senior Building Conservation Officer