

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0463/LB - Case Officer Miss Harriet Frank - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 30 July 2018 16:37:08

It is clear that both the retaining wall and flagged surface have been repaired in the past with a cementitious mortar. This has inhibited the porosity of the structure and contributed to failure. It can be seen in the disjoining of the mortar and the stone work. Cementitious mortars encourage water to pass through stonework, leading to stone decay and water retention. The ability of moisture to escape is necessary for the function and longevity of historic and traditionally constructed buildings. As the surveyor illustrated the original mortar would have been lime based.

I have concerns about the mortar limetec HLM5 at a ratio of 1:4.5. The guidance issued by Limetec specifies a mix of 1:2. Recent research has indicated that the standardisation of hydraulic lime mortars is unreliable. I would have preferred to see a hot-mix quick lime mortar with pozzolan additive recommended for the repair works. However, as research is currently ongoing I will permit the use of a hydraulic lime mortar in this instance; but current research would suggest this will fail in due course for the same reasons as the previously applied cement. I have strong objections to the use of cement in relation to any of the stonework (including flags). Only a lime based non-cementitious mortar should be used in relation to any of the stonework.

Please apply condition MATS03

Should a scheme be proposed that has been amended to include these items then I would see no reason to refuse consent; all other conditions being equal.

Comments made by Building Conservation of The Old Vicarage

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Comment Type is Object with comments
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Historic England

YORKSHIRE OFFICE

Miss Harriet Frank
North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

Our ref: **W:** L00952922

27 July 2018

Dear Miss Frank

Arrangements for Handling Heritage Applications Direction 2015

FLYING HALL SCHOOL, ROBIN HOODS BAY, YO22 4QD
Application No. NYM/2018/0463/LB

Thank you for your letter of 26 July 2018 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Paul Fox
Business Officer



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