

NYMNP

21/09/2018

**From:** Office

**Sent:** 21 September 2018 12:40

**To:** 'Hilary Saunders'

**Cc:**

**Subject:** RE: Thirley Cotes NYM/2018/0499/LB

Dear Hilary

Thank you for your email of the 13<sup>th</sup> September, apologies for the slow response we have just moved our studio and are replacing all our IT systems. I would advise as follows to your points.

1. Concerning the greenhouse I would request a 'before construction of the greenhouse' condition to allow a manufacturer to provide full details for approval taking in the points you raised.

2. Concerning roof windows I would propose 'the conservation range' from the Roof Light Company with CR10 / 517mm x 980mm to all the roof lights except over the kitchen to Rowan and Mulberry to be CR14's / 821mm x 1133mm. I have revised the drawings and moved a couple to reduce regularity.
3. On Hornbeam I have shown the owl box removed as this will not be needed once the owl loft above is in use. I have also reduced the size of the window – it does need to be suitable for means of escape.
4. Concerning flues I have put a general note on the drawings advising that they are to be kept as low as possible.

Hopefully this will now allow the application to be approved. Many thanks for your assistance with this development.

Regards

David

(drawings to follow)

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**From:** Hilary Saunders  
**Sent:** 13 September 2018 10:02  
**To:**  
**Cc:** Maria Calderon

**Subject:** FW: Thirley Cotes NYM/2018/0499/LB

NYMNPA

21/09/2018

Dear David,

Thankyou for the receipt of amended plans.

Both Maria Calderon (Building Conservation Officer) and I have now had the opportunity to consider the revised plans and overall, are happy with the revised plans, subject to the following minor alterations and additional information:

**Greenhouse** –Whilst similar style to the Old Rectory at Pickering would be suitable, historic details and style should be incorporated – these details can either be submitted now or be subject to a condition. This should include details such as the frame and any roof structure being very lightweight; if any of the side windows open, they should be top hung and discrete; appropriate window and door furniture. Also to note is that timber was not favoured in historic greenhouses due to the rate of decay. Where timber was used thinner sections were used as they absorbed less moisture and therefore were more resistant to decay. Double glazing would not be supported - the national park do not permit double glazing in historic buildings to regular windows and doors; as there is no precedence for this. Double glazing would also not be in keeping with the greenhouse and the lightweight approach that it should take. I would also require the be utilised.

**Veluxes** - we do not permit the instillation of Velux Conservation Rooflights. I have attached a list of suppliers of conservation rooflights that we feel are more appropriate. However, the size of P10 appears to be quite intrusive and should be reduced in size. Also their placement should be altered so that they appear less regular.

**Hornbeam** - The south gable appears a little cluttered. Please could the proposed window be omitted or at least reduced in size and an alternate suitable location be

found for the owl box (subject to environmental concerns).

**Flues** - The flues to the wood burners appear quite high; can these be reduced in height if this is compatible with building regulations.

**Hot tub area** - The area surrounding the hot tub to hornbeam has altered; the earlier arrangement, ie not on a raised platform is more appropriate.

**Repointing** - There is no mention of repointing in the application. If this work is to be undertaken it can be done under permitted development in a like for like manner. In the case of Thirley Cotes this would have historically been pointed with a quick lime mortar mix (not cement or NHL). Any deviation from this would require consent.

**Internal floors** - There is no reference to the treatment of internal floor surfaces. Please can this be clarified.

I am working through the files today in order to have the delegated report written with a recommendation for approval, subject to the above. I look forward to receipt of these amendments/clarifications at your earliest convenience.

Kind regards

Hilary

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
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York  
YO62 5BP

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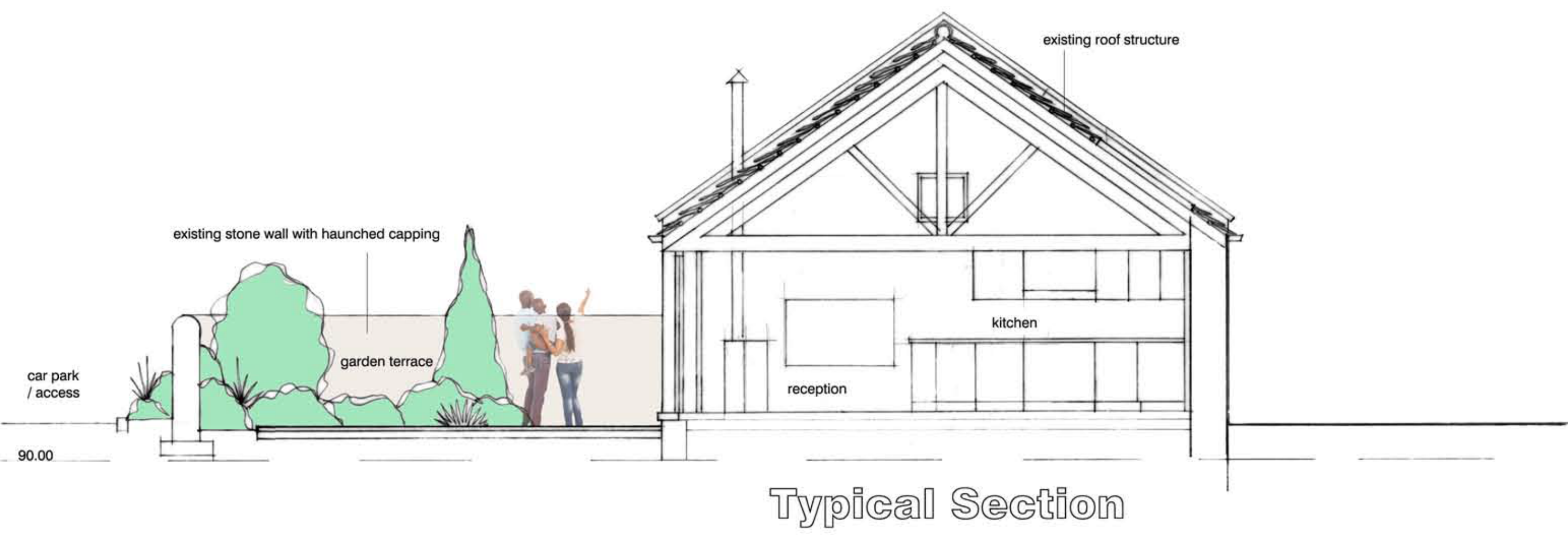
Web: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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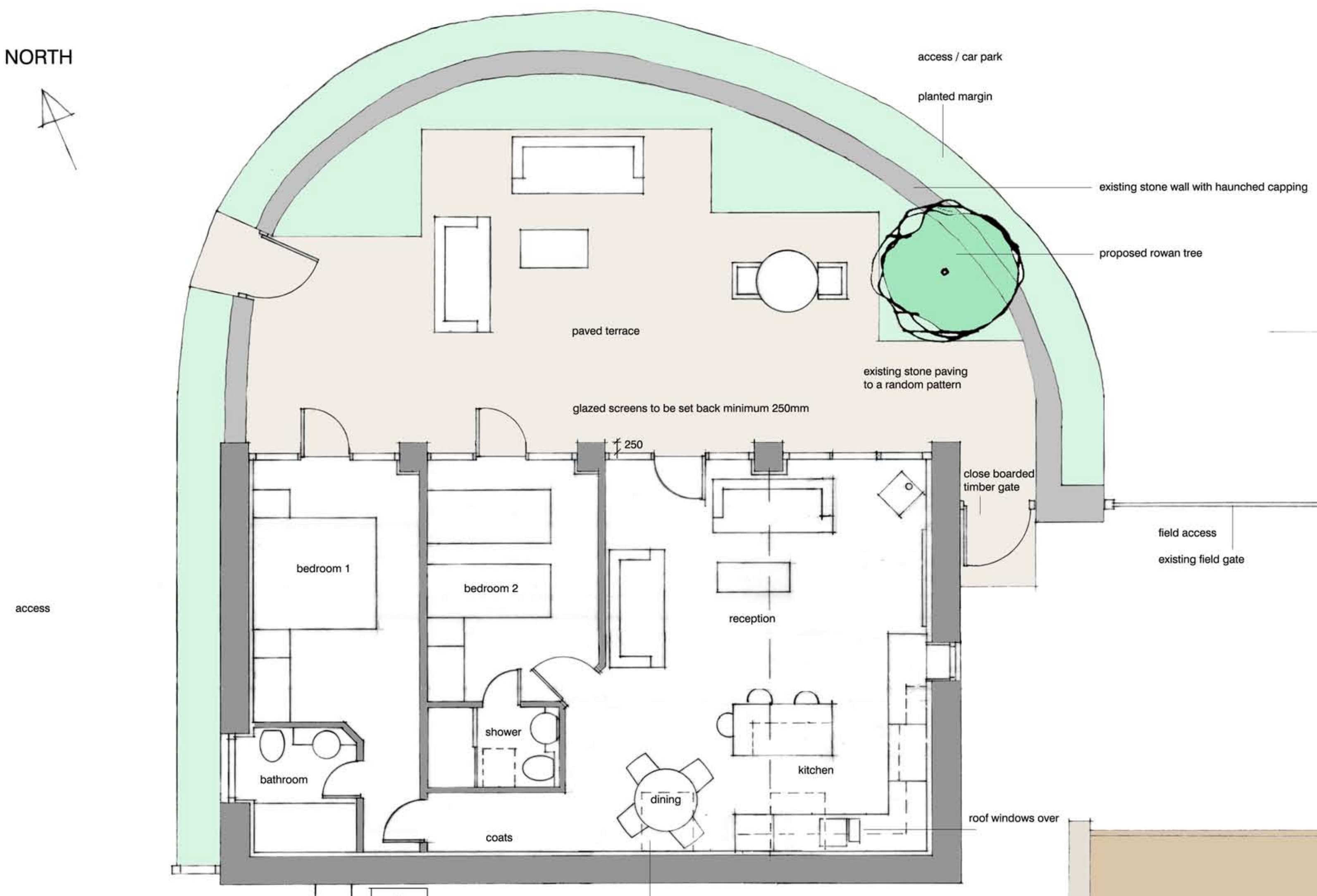
AMENDED



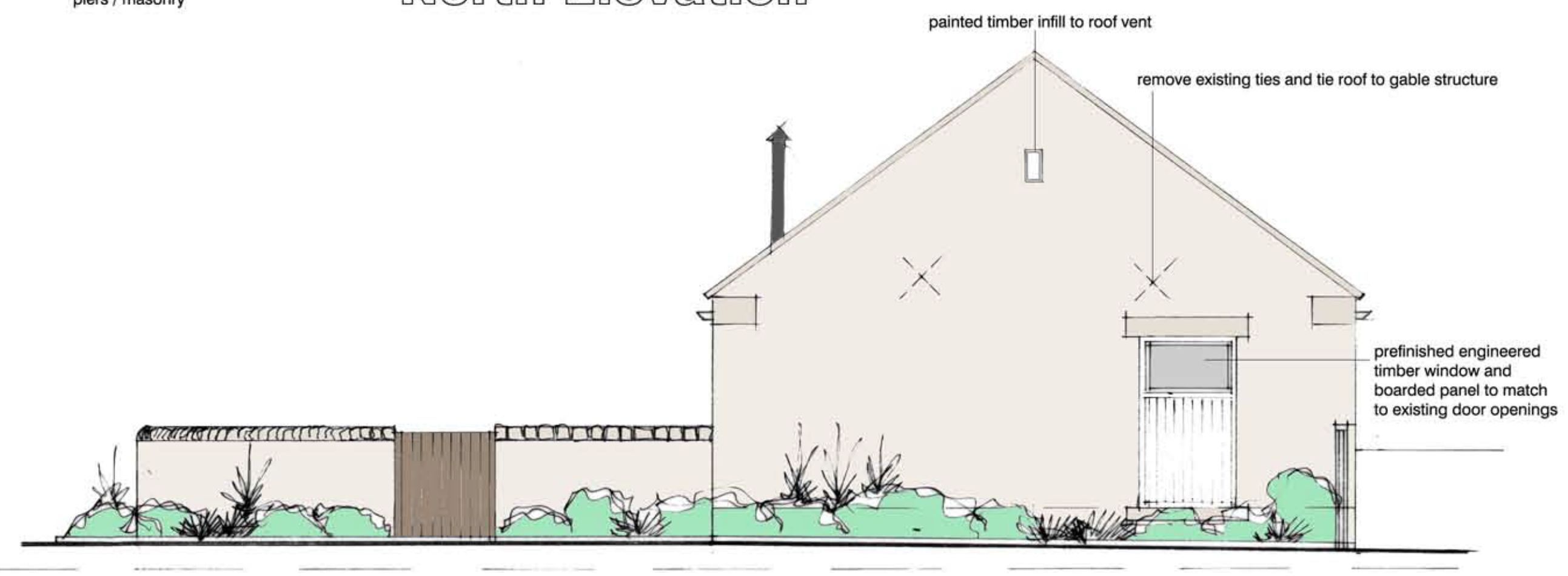
Typical Section



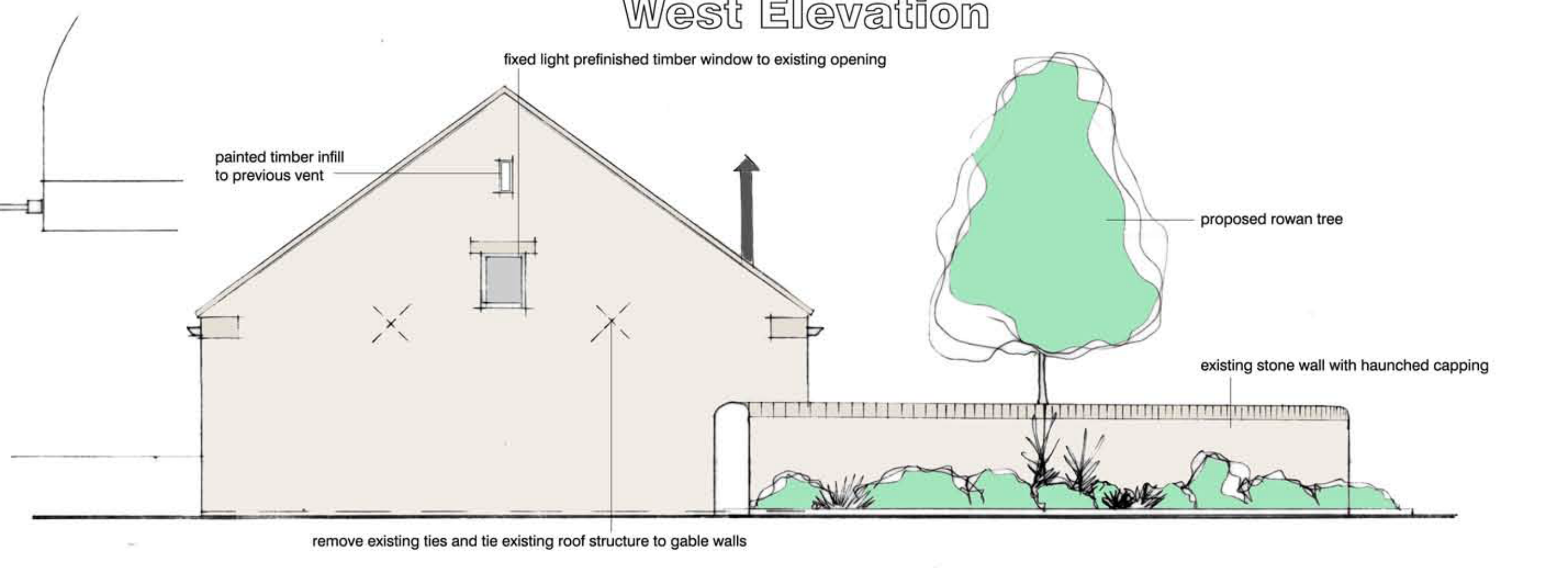
North Elevation



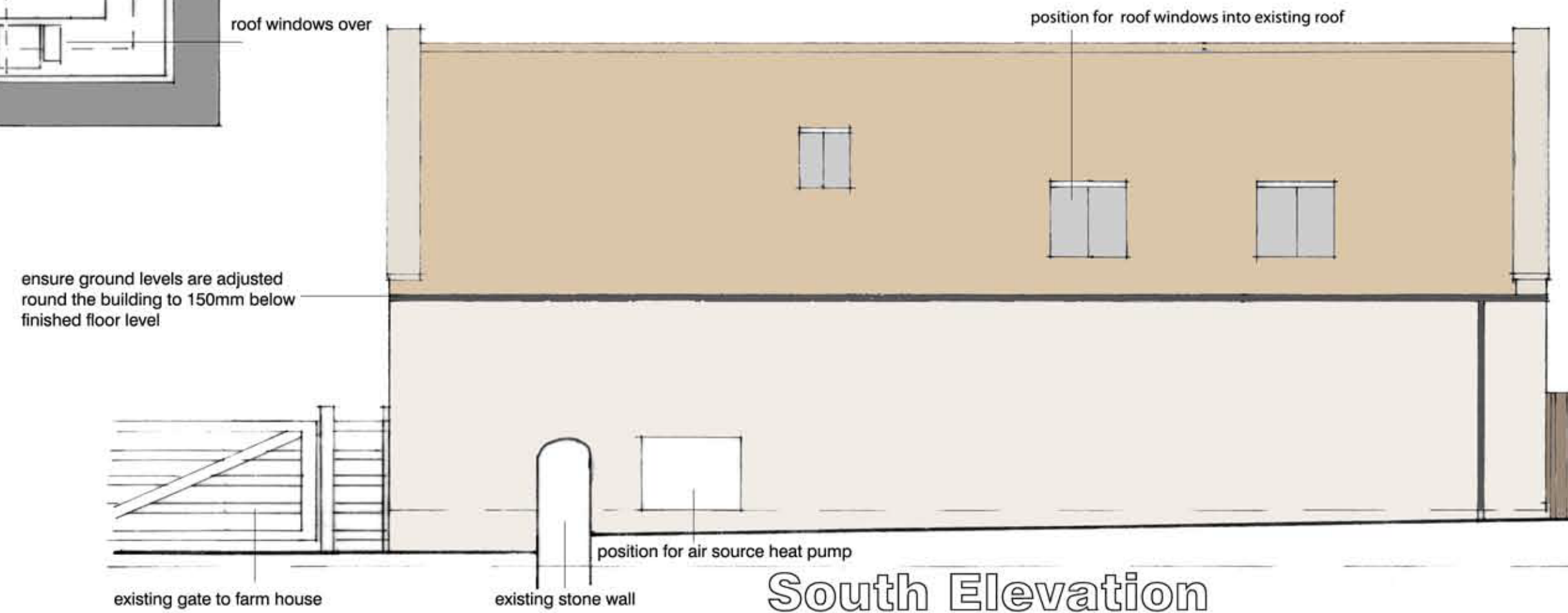
Site Layout Plan



West Elevation



East Elevation



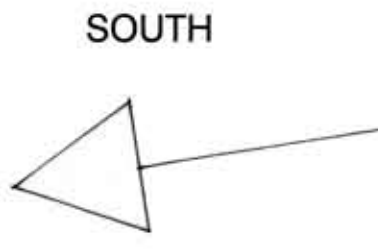
South Elevation

Proposed Rowan Cottage  
 Thirley Cotes Farm  
 Harwood Dale, Scarborough  
 P & G Durbin Properties

scale 1 / 50 at A1  
 P1 revised  
 5/10/18  
 30/8/18  
 THE OLD GRAMMAR SCHOOL  
 MANOR SQUARE OTLEY LEEDS LS21 3AY  
 RIDGE HALL RIDGE LANE STAITHES  
 NORTH YORKSHIRE TS13 5DX  
 ARCHITECTS  
 David R. Bamford

NYMNPA  
21/09/2018

AMENDED



### Proposed Cottages

## Thirley Cotes Farm

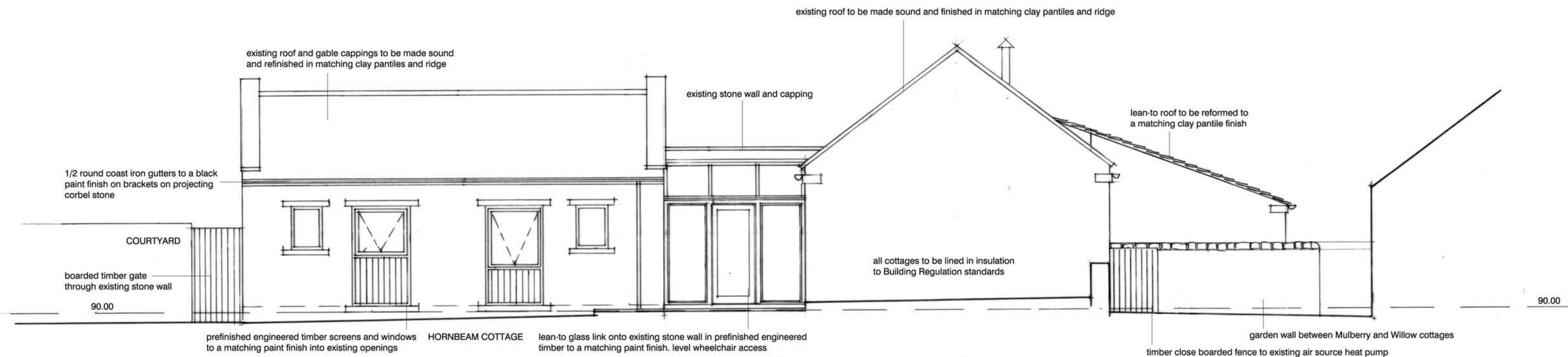
Harwood Dale, Scarborough  
P & G Durbin Properties

scale 1 / 50 at A1  
P2 revised 5/10/18 23/8/18  
THE OLD GRAMMAR SCHOOL  
MANOR SQUARE OTLEY LEEDS LS21 3AY  
RIDGE HALL RIDGE LANE STAITHES  
NORTH YORKSHIRE TS12 5DY

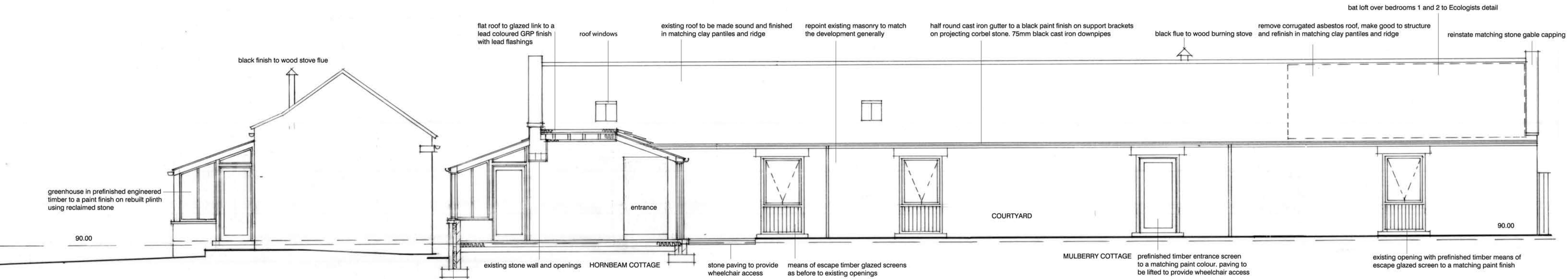
*David R. Bamford*  
ARCHITECTS

NYMNP  
21/09/2018

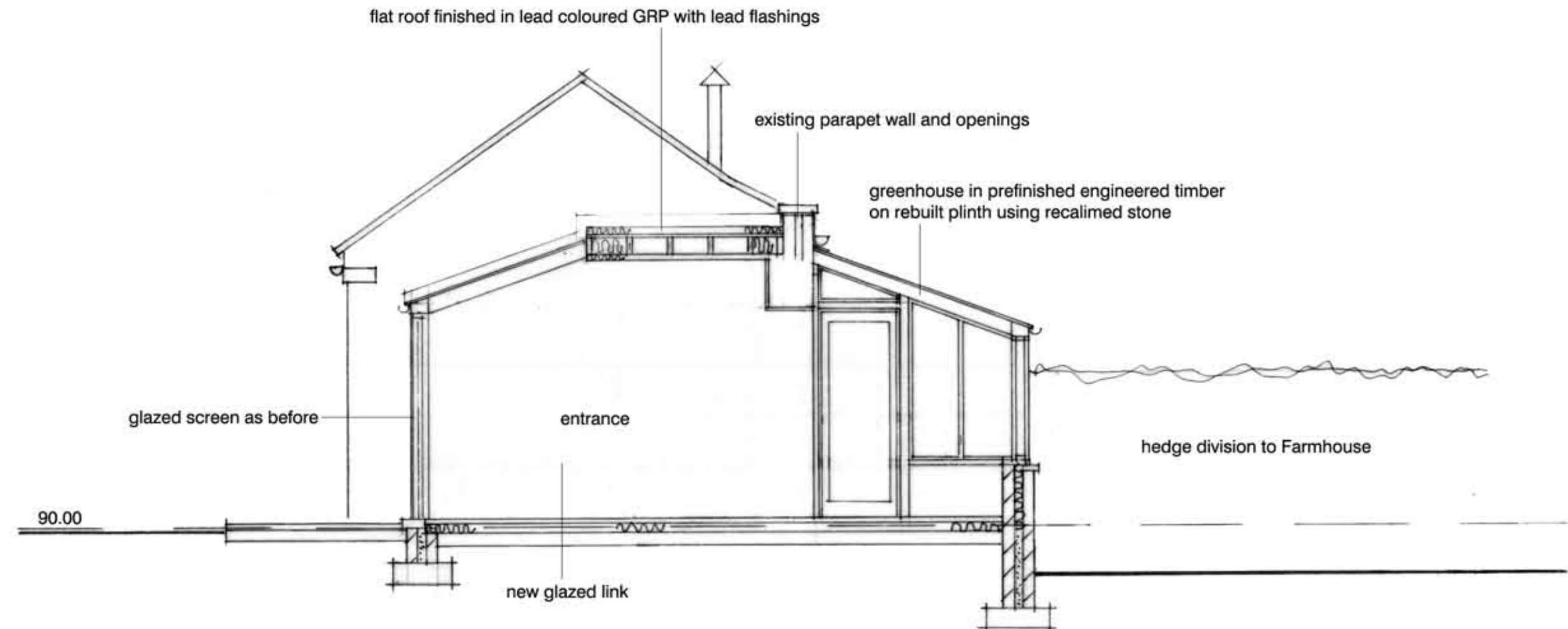
AMENDED



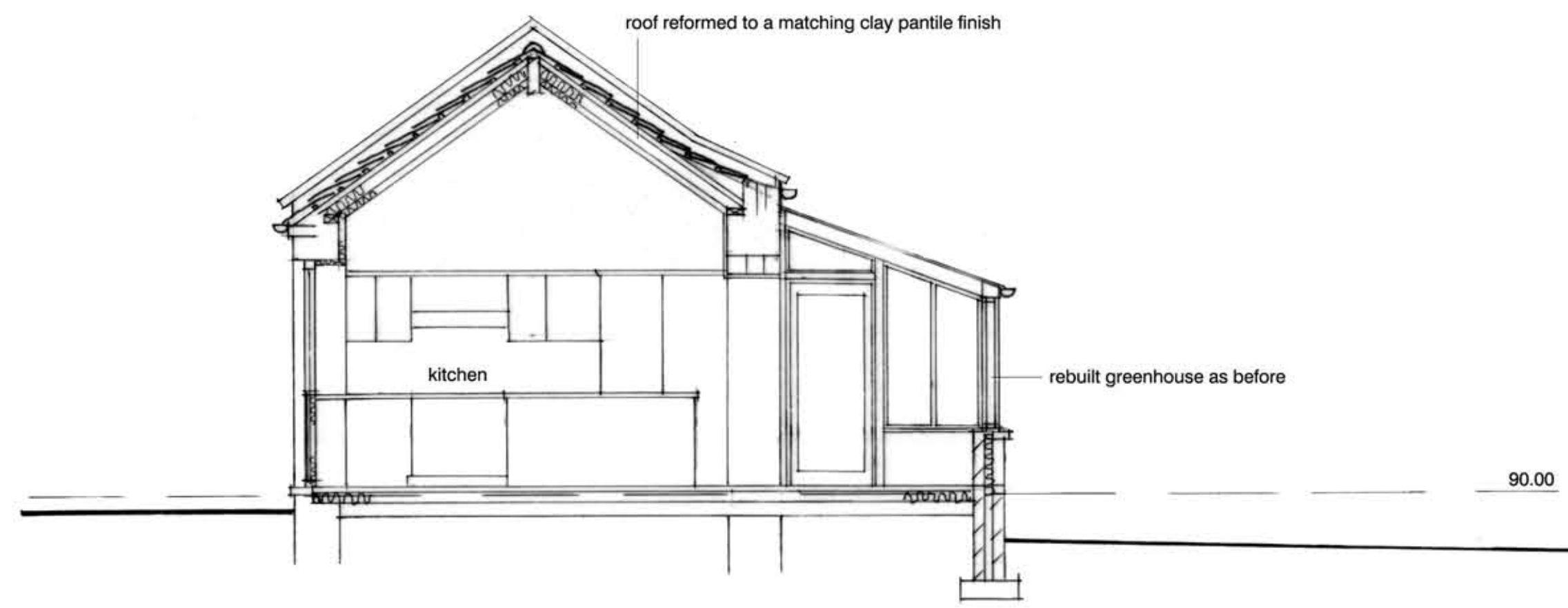
North Elevation through Courtyard



West Elevation from Courtyard



Section B / B - Hornbeam



Section A / A - Hornbeam

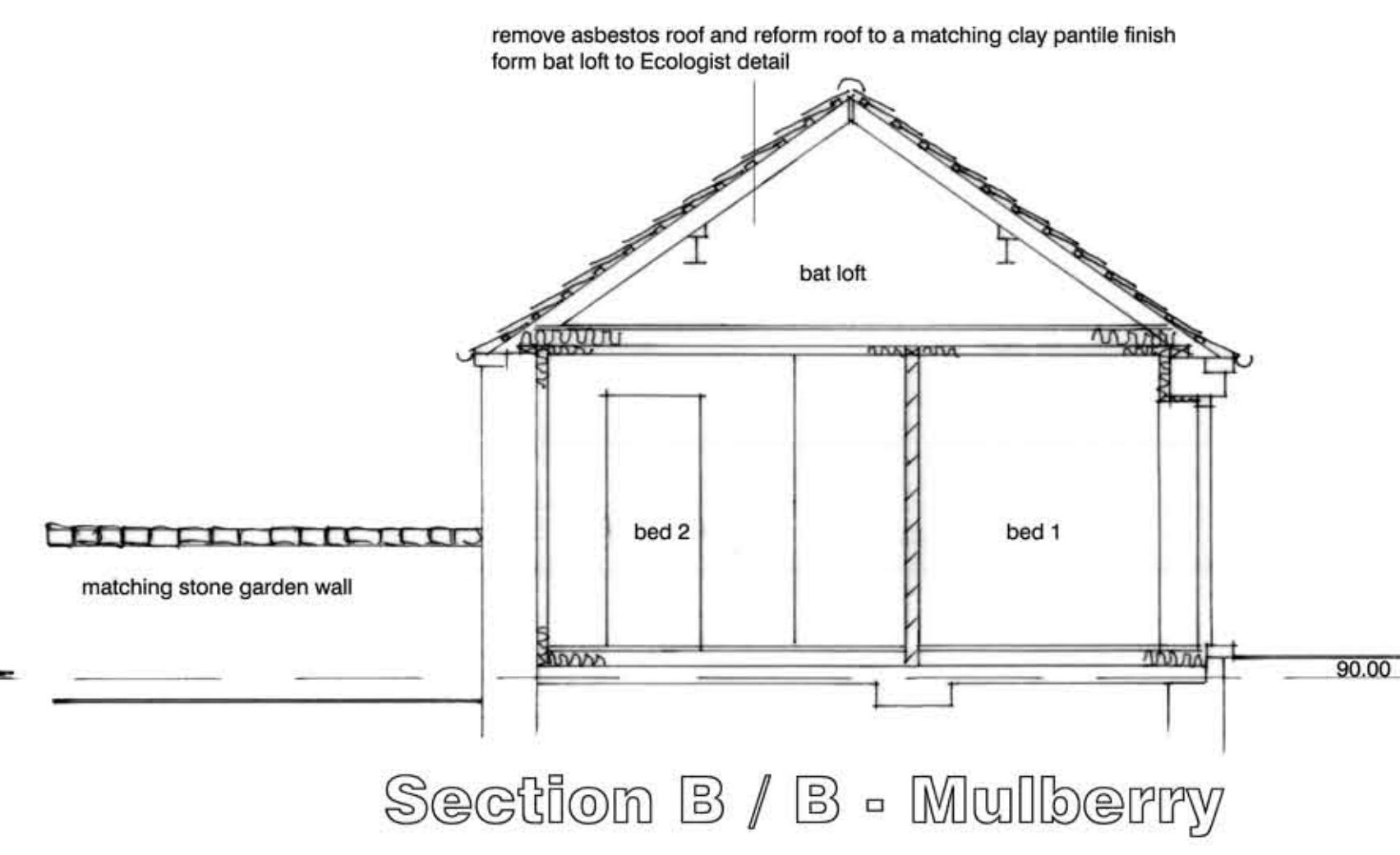
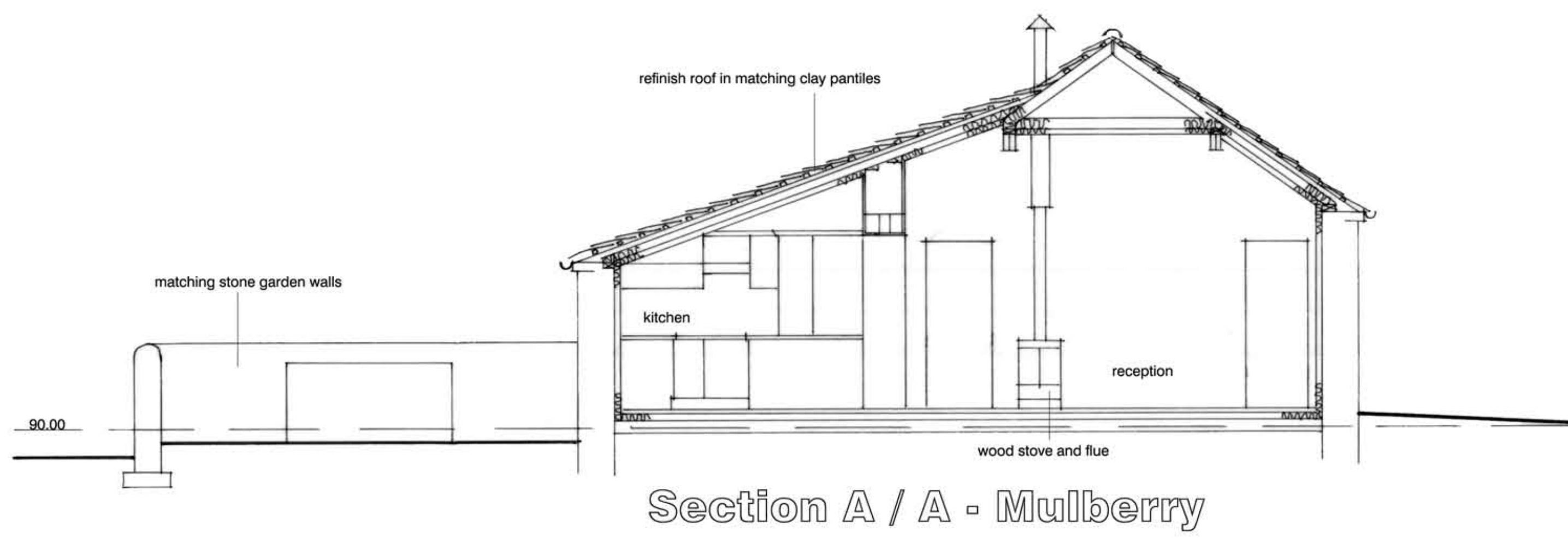
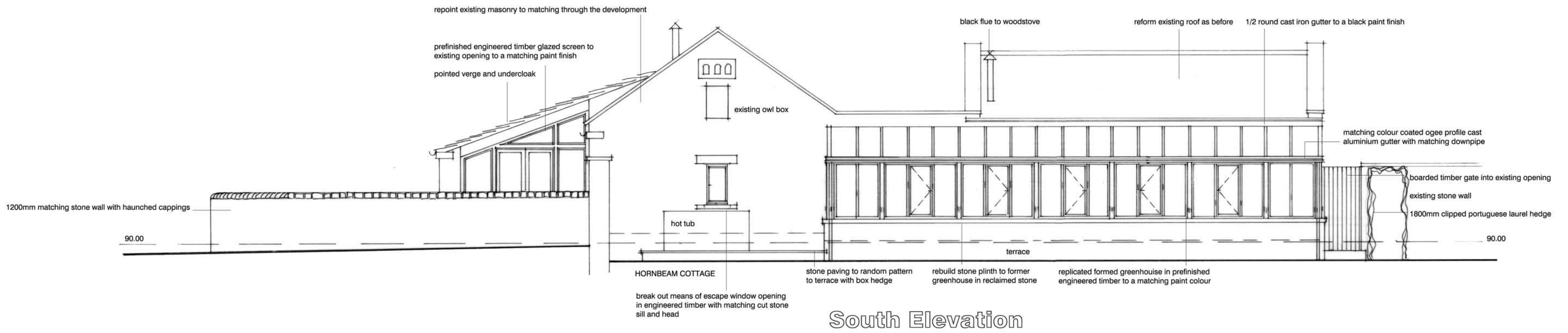
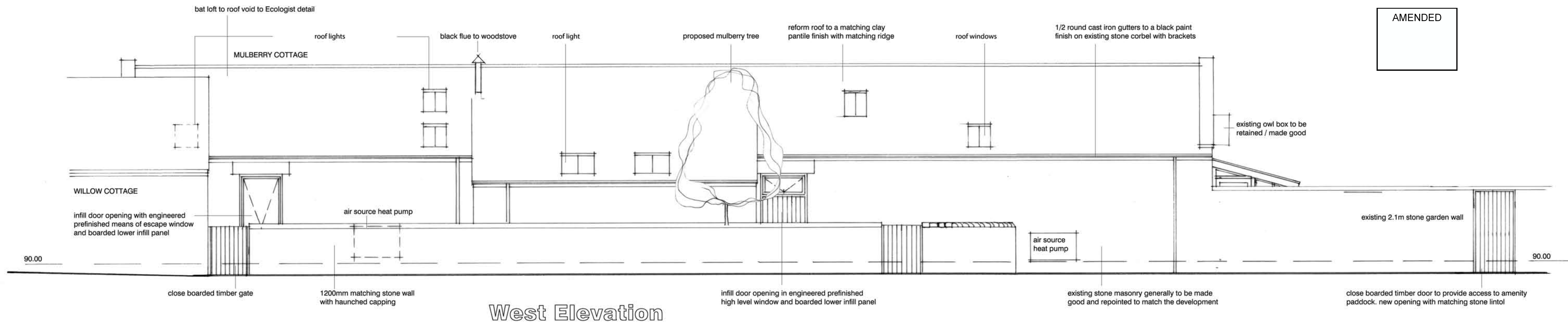
Proposed Cottages

Thirley Cotes Farm  
Harwood Dale, Scarborough  
P & G Durbin Properties

scale 1 / 50 at A1 P3 revised 29/8/18 5/10/18

David R. Bamford ARCHITECTS  
 THE OLD GRAMMAR SCHOOL  
 MANOR SQUARE OTLEY LEEDS LS21 3AY  
 RIDGE HALL RIDGE LANE STAITHES  
 NORTH YORKSHIRE TS13 5DX

AMENDED



Proposed Cottages  
Thirley Cotes Farm  
Harwood Dale, Scarborough  
P & G Durbin Properties

scale 1 / 50 at A1  
P4 revised  
5/10/18  
23/8/18  
THE OLD GRAMMAR SCHOOL  
MANOR SQUARE OTLEY LEEDS LS21 3AY  
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