

From: Maria Calderon
Sent: 24 October 2018 14:18
To: Hilary Saunders
Subject: Low Hall: NYM/2018/0580/FL

Hi Hilary,

I am happy with the revised staircase detail. I maintain my position regarding the downlight canopy and signage. Although, I note on the drawings that the latter will be subject to separate approval.

I look forward to receiving the internal photographs that I requested.

Kind Regards

Building Conservation Officer (Planning)
North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

From:
To: [Planning](#)
Subject: Re: Low Hall, Hackness Road, Scalby, - NYM/2018/0580/FL
Date: 24 October 2018 11:20:41

Amendments noted. Council's original comments stand as submitted.

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
c/o Scalby Library,
450 Scalby Road,
Newby,
SCARBOROUGH
YO12 6EE

office generally open Mon-Fri 8 am-12 noon

From:
To: [Planning](#)
Subject: Ref: NYM/2018/0580/FL Low Hall, Hackness Road, Scalby
Date: 18 October 2018 10:02:46

Commercial Regulation – Environmental Health

-

Having reviewed the above application I have no comments to make from a food and occupational safety perspective.

Regards

Neale Redfern
Environmental Health Officer
Food & Occupational Safety Team
Environmental Health Services
Scarborough Borough Council

From: [Elsbeth Ingleby](#)
To: [Planning](#)
Subject: Bat informative for applications 10/9/18 - 23/9/18
Date: 10 October 2018 17:01:51

If the following applications are approved, please can a bat informative be included;

NYM/ 2018/0609/FL – South View, Runswick Bay
2018/0604/FL – The Red House, Thorpe Lane
2018/0597/FL and 0601/LB – Corner House, Gunn Gutter
2018/0580/FL – Low Hall, Hackness Road
2018/0516/FL – Prospect House, The Old Stubble Path

Many thanks,

Elsbeth

Elsbeth Ingleby

Land of Iron Natural Heritage Officer

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Please note: I work 3 days per week on the Land of Iron. My working pattern is usually Tuesday, Wednesday and Friday



**Funding raised by
The National Lottery**
and awarded by the Heritage Lottery Fund



David Ross Foundation
Broadening Horizons

From:
To: [Planning](#)
Subject: Comments on NYM/2018/0580/FL
Date: 11 October 2018 10:10:10

Alterations & change of use of part of hall and grounds to café/bar (use class A3) and erection of pergola at Low Hall, Hackness Road, Scalby

The above application has been considered by Newby & Scalby Parish Council and no objections are offered. However concerns were expressed about additional traffic using the entrance opposite Church Hill since that was also the main entrance used by the people staying at Low Hall many of whom are less abled and have walking difficulties.

--

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
c/o Scalby Library,
450 Scalby Road,
Newby,
SCARBOROUGH

office generally open Mon-Fri 8 am-12 noon

Disclaimer This email (and any files attached) may contain confidential or privileged information and is intended for the addressee(s) only. If you are not the intended recipient, please be aware that any disclosure, copying distribution or any action taken is prohibited and may be unlawful. You should delete it from your system. Any opinions expressed are those of the author of the email, and do not necessarily reflect those of Newby & Scalby Parish Council. Please read our [Privacy Notice](#) for details of how we will use your personal data. PLEASE THINK BEFORE YOU PRINT

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0580/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 09 October 2018 16:52:04

The Conservation Area Appraisal for Scalby highlights Low Hall as a 'Building Of Townscape Merit' (Map 4) and identifies it as within character area 2; which is described as residential and built mainly before 1910. The site itself could be classed as an un-designated heritage asset and therefore afforded consideration under the NPPF (2018) para 197-199.

The proposals include for the renewal of uPvc windows, an illuminated sign, pergola, enlarging of opening and the replacement of a staircase. I do not think that a café at this location is out of character with the current function of the building, yet it should be handled sensitively as not to affect the character of the conservation area which is a designated heritage asset. I therefore raise concerns with some elements of the work and objection to the lighting and signage as detailed below.

I find it disappointing that the applicant has not sought to install more sympathetic windows/glazed openings when renewing the existing.

I have concerns about the visibility of the staircase from unnamed road to the south. A staircase with a handrail supported by balusters would be less visually intrusive. The pergola will also be visible from this road, yet it is thought to be in keeping with the character of the area and therefore I raise no objections. It is also noted that this is not listed as a key view into the conservation area and so any harm caused is negligible.

The internal works are not restricted by the Planning (Listed Buildings and Conservation Areas) Act 1990, however, the NPPF provides some protection for undesignated heritage assets. The building has historically been subject unsympathetic changes, such as the instillation of uPvc windows. The glazed windows between the current snooker room and library, and snooker room and hall have the potential to be historic. Historic photographs indicate that the original windows to Low Hall were metal. Metal windows were thought to be more hygienic and thus it would be a fitting choice for Joseph Rowntree to install. If this is the case they would have historic merit. Paragraph 100 of the NPPF (2018) states that "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"

I would therefore request that digital photographs of both halls, the snooker room and the library as they exist now be submitted by the applicant as part of the planning archive. These photographs should comprise at least two photographs taken from opposite corners for each room. This could capture full coverage of all walls to each room. If two shots do not provide sufficient cover, extra photographs should be taken until this is provided. In addition to this detailed pictures should be taken of the glazing between the rooms.

My only strong objection is to the illuminated sign and down lit canopy. The sign is intrusive, unsympathetic and I have concerns about the level of illumination. This would not be in keeping with the domestic character of the area. It is deemed that there is insufficient information regarding the level of illumination at this time and so therefore I object to this element of the proposal.

I would also like to highlight to the applicant that the Rowntree's brand is currently subject to copyright and care should be taken as to not infringe this. Where parties appear to the Authority to be acting in breach of copyright or other intellectual property right the Authority may pass their details to the owner of the relevant right.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
via email: building@northyorkmoors.org.uk

Phone: 01439 772700
Fax: 01439 770691
EMail: building@northyorkmoors.org.uk
Preferred Method of Contact is: Post

Comment Type is Raise Concerns
Letter ID: 508388

From:
To: [Planning](#)
Subject: NYM/2018/0580/FL Low Hall, Hackness Road, Scalby
Date: 09 October 2018 15:50:45

There are numerous significant tree adjacent to the development, they shouldn't be effected but can we confirm this please.

Mark Antcliff
Woodland Officer
North York Moors National Park Authority



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00044804
Job: 1159005

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: G Casper

03 October 2018

Dear Sir or Madam

National Union of Mine workers, Low Hall, Hay Lane, Scalby, Scarborough, YO13 0SA

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 18 September 2018
Plans No: NYM/2018/0580/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the fire authority have no objection/observation to the proposed development. The fire authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the fire authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

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

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

G Casper MIFireE
Watch Manager Prevention & Protection (Eastern)

Our Ref: 478-1-2018/RB
Your Ref: NYM/2018/0580/FL

24 September 2018



Partnership Hub

Mrs H Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Proposal **Application for alterations to and change of use of part of Low Hall and grounds to cafe/bar (Use Class A3) together with erection of pergola**

Location **Low Hall, Hackness Road, Scalby**

Dear Mrs Saunders,

Thank you for giving North Yorkshire Police the opportunity to comment on this planning application. Having reviewed the documents submitted in relation to designing out crime, I have no concerns or issues to raise regarding the proposal.

If I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,

Mr Richard Ball, MPlan
Designing out Crime Officer
Police Station, Fulford Road, York, North Yorkshire, YO10 4BY

