

NYMNPA

21/12/2018

## HERITAGE STATEMENT

### PROPOSED ALTERATIONS TO HOLLY TREE COTTAGE, MAIN ROAD, AISLABY, WHITBY, NORTH YORKSHIRE

FOR

MR. N. & MRS. S. MOIR



**bhd**  
partnership

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

## **INTRODUCTION**

Holly Tree Cottage stands in the village of Aislaby near Whitby, at the intersection between Main Road and Egton Road opposite the Church of St. Margaret's.

It is located within the Conservation Area and is also considered to be a Listed Building. However it would appear that some inconsistencies arise in terms of the address in relation to the Listing as English Heritage refer to Rose Cottage which is not Holly Tree Cottage, but which is attached and stand on Egton Road, whilst it then refers to Rose Cottage, 35 Main Road Aislaby. Infact No. 35 Main Road is Holly Tree Cottage.

From the description the Listing appears to refer directly to Rose Cottage as it refers to a glazed door in a later porch.

However it is recognised that as both properties are attached to each other then both are deemed to be Listed, and the Listing is Grade 2.

The relationship of the outbuildings to the west of Holly Tree Cottage and north of Rose Cottage is quite complex and these are adjoining.

The existing building consists of a workshop at ground floor level with a pair of timber door opening out onto an area of village green, (facing east) and with living accommodation on the first floor.

This was formerly a joiners workshop in the 1940's/1950's and presumably some sort of similar use before that date.

The property was been renovated five years ago under planning applications ref: NYM/2012/0693/FL and NYM2012/0698/LB to provide a two bed house with the lower ground floor now used as the main living area.

The heating is via an electric boiler.

The property does have mains water and electricity and the WC and kitchen have drainage connected to the main sewer via manholes in the path leading into Main Road to the North.

## **CONTEXT**

The owners of the property have long standing family ties with the local area and Sleights in particular.

The application is for consent for the two hopper windows to the North Elevation which were approved with 9 panes but have been fitted with 6 panes due to the proportions. Also, the large window on the East Elevation was approved with a reveal of 350mm but has been fitted with a 300mm reveal.

## **PROPOSED WORKS TO THE EXTERNAL APPEARANCE**

The timber windows have been manufactured using timber frames and glazing bars to match the existing windows and painted to suit Planning/Listed Building requirements.



**East Elevation**





### North Elevation

## IMPACT ON NEIGHBOURS AND THE VILLAGE

The windows which have been fitted improve the appearance of the property and visually enhance the village and Conservation Area. Therefore, this will be a positive benefit to the village.

## POLICIES

As a result of the detailed discussion between the applicant and National Park Officers this application is considered to comply with the following policies:

PPG 15	Planning and the Historic Environment
Core Policy A	Delivering National Park Purposes and Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Development Policy 4	Conservation Areas
Development Policy 5	Listed Buildings

Therefore for these reasons consideration of approval of this application is requested.





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