

From:
To: [Planning](#)
Subject: Responses to applications from Fylingdales Parish Council
Date: 21 December 2018 10:17:46

NYM/2018/0769/FL Application for removal of door and installation of sash windows at Gordon House, Thorpe Green Bank, Fylingthorpe.

The Parish Council supports this application because it takes the building back to what it once was.

Please will you acknowledge receipt of this message. My computer is being a nightmare at the moment so I need to know that messages have been received.

Thank you,
Virginia Ramsey.

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0769/FL - 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: 19 December 2018 15:20:48

Gordon House is a charming traditional building that contributes positively to the Fylingthrope Conservation Area. The building appears to be agricultural in style which is in keeping with its age and the nature of development in Fylingthorpe. The special character of the conservation area is typified by the agricultural buildings and wider environs. Historic mapping (OS 1893) would suggest that there was an ownership link between Gordon House and the School to the west of the building.

Given the historical status of the building, it is highly unlikely that efforts would be made to conceal the former extent of the building. Especially given there is no such effort made for the porch. The building appears as one on the historic mapping; and, there is no visible straight joint to the principal façade; it appears highly unlikely that that the area concerned relates to a later phase of development. The differing roof height is likely related to the use and status of this portion of the building.

Furthermore there is no evidence that the doorway is inserted through an earlier window opening. The finish to the sounding stonework would suggest that the doorway is as constructed. I believe the reasoning for the existence of a doorway given in the heritage statement is plausible but there is no reason I can see that this use would result in it being a later alteration. However, in my opinion the south section of the house was originally a cottage attached to the principal house, and that the doorway is the original entrance to the cottage.

The loss of the door which identifies it as a separate cottage would have a detrimental effect on the architectural and historic character and appearance of the conservation area. The readability as a separate workers dwelling is typical of agricultural activity that contributes strongly to the character of the conservation area. Section 72 of the 1990 Act requires that local planning authorities in the exercise of planning functions within conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Consequently, unfortunately I do not consider that an application to replace the doorway with a window is appropriate and recommend it for refusal. A suitable alternative could be to replace the door with one that is glazed to the upper section to create a window internally, whilst still retaining the character of a separate cottage.

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

Comment Type is Object with comments
Letter ID: 512921