

From: Maria Calderon
Sent: 30 January 2019 15:53
To: Megan O'Mara
Subject: RE: NYM/2018/0797/LB St stephens

Please see the comments below regarding NYM/2018/0797/LB

St Stephens is a Grade I listed building and therefore classed as being of exceptional interest. Changes to these properties, however small can cause harm to the significance of a building and therefore are usually exceptional. Paragraph 194 of the NPPF states that harm to the significance of a Grade I listed building should be wholly exceptional.

It is clear that for some time there have been issues with water ingress, damp and humidity within the building. A recent scheme of works to plaster areas of damage to the chancel and vestry has received a grant of listed building consent. It is regrettable that a pure lime was not utilised as per the Authority's recommendation as further publications on the properties of NHL's and pure lime have confirmed to a greater extent that whilst NHL's are permeable, they are not effectively porous and thus trap moisture.

Regarding the cupola it is regrettable that the removal so much historic fabric is proposedly to be replaced by a modern material which is not in keeping with the character of the building. I am however, minded to allow more drastic proposals in order to protect the building and ensure its long term future by addressing ongoing issues with water ingress and maintenance. However, I am concerned about the level of new steel elements and the detailing of how this new material will interact with the historic fabric. By proposing the introduction of an impermeable material adjoining the historic timbers (at a butt joint) there is a risk of trapping moisture at this interface and thus creating a point for further decay.

Further to that I would ask for clarification why steel was chosen over timber as a replacement material for the cupola posts and the long term maintenance options? The listed building description would suggest that the timbers to the cupola have been decayed state for 50 years which is far beyond the guaranteed life span of galvanised steel, although undoubtedly in need of replacement presently. Whilst I accept that this may be the obvious structural solution, I feel

that the design does not pay special attention to the significance of the structure and its designation as a Grade I listed building, nor does the heritage statement adequately assess the significance of the area affected by the proposal (a requirement of the NPPF). I do not feel like there is currently clear and convincing justification for the potential harm caused to the building fabric nor do I have confidence that the proposals will not create further problems (butt joint decay). Regrettably, I do not feel be able to support this proposal.

Regarding the rainwater goods there is mention of the realignment to use only the west down water pipe. Further correspondence has confirmed that the guttering will not be relocated, and that a single downpipe would be removed. To this aspect I raise no objections. We would not usually permit the use of NHL to the exterior of the building, but given that it is proposed to the gutters, the mortar will require a degree of hydraulicity and so I raise no objections.

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

NYM/2018/0797 Application for Listed Building consent for cupola repairs and modifications to rainwater goods at Church of St Stephens, Church Lane, Fylingdales.

The Parish Council supports this application because the repairs are very much needed.

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: [Abigail Duffy](#)
To: [Planning](#)
Cc: [Elspeth Ingleby](#)
Subject: Bat and bird informatives for planning applications 10.12.18-16.12.18
Date: 20 December 2018 10:39:30

Hello,

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

2018/0797/LB- Church of St Stephen, Church Lane, Fylingdales

;

Thanks,
Abi

Abigail Duffy
Conservation Trainee
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Tel: 01439 772700
www.northyorkmoors.org.uk



Historic England

YORKSHIRE OFFICE

Ms Megan O'Mara
North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

Our ref: **W:** L01007736

12 December 2018

Dear Ms O'Mara

Arrangements for Handling Heritage Applications Direction 2015

CHURCH OF ST STEPHEN, CHURCH LANE, FYLINGDALES, NYMNP, NORTH YORKSHIRE YO22 4PF

Application No. NYM/2018/0797/LB

Thank you for your letter of 10 December 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

Dr Diane Green

Inspector of Historic Buildings and Areas



37 TANNER ROW YORK YO1 6WP

HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.