

PAUL ELM Dip.T.P., M.R.T.P.I

CHARTERED TOWN PLANNER & ARCHITECTURAL DESIGNER

15 Crabmill Lane Easingwold York YO61 3DE ●Tel 01347 821658 ●

Your Ref: NYM/2018/0730/FL

Our Ref: R 2237

11 January 2019

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



For the attention of Mrs Jill Bastow

Dear Mrs Bastow

DEVELOPMENT AT SYCAMORE COTTAGE WEST END AMPLEFORTH

I refer to your letter of 27 November 2018 and to our useful meeting last Tuesday to discuss revisions to the submitted drawings. We discussed the three elements of the development in turn.

With regard to the extension to the house, I had already reduced the length of the upper storey as you had suggested in your letter. However, you expressed concern about the inclusion of a balcony on the rear elevation of the proposed bedroom. In line with the agreed compromise, I have now reduced the balcony area so that it is just large enough to accommodate the outward opening doors. This was the only revision that you requested to this part of the proposal.

Moving on to the alteration of the outbuilding at the rear of the house, I have altered the roof height and design as was agreed. The slope now aligns with the one above the boiler room. To accommodate the extra length of the roof above the studio, I have shown a strip of flat leaded roof which will drain to a gutter above the studio door. There will be two 'conservation' roof lights in the south facing roof slope. On this drawing I have also given an indication of the layout of the proposed sunken terrace to be created between the rear of the house and the outbuilding. This will be approximately 1m below the existing ground level, so should rule out any overlooking of adjacent properties. My client would like to create a curved line of steps from the level of the drive down into the terraced area to give access to the doors in the rear elevation of the extension. There will be planting on the 'shelving' alongside the steps and in front of the studio window. I enclose a copy of my client's computer generated drawing which gives an idea of how the terrace might look.

The third part of the scheme is the creation of a summer house/workshop on the existing stone flagged terrace further up the garden. In line with your suggestion, I have reduced the size of this building and re-aligned it so that the ridge runs north-south rather than east-west. Since our meeting Mr Judge has reconsidered the roofing of this building, he would now prefer to use terracotta roof tile panels as manufactured by Jacksons of Stockton on the Forest. I enclose a copy of part of their brochure for your information.

continued..

I now enclose for your consideration two copies of my drawings showing these agreed revisions. We understand that you will need to carry out further consultations as a result of these changes to the scheme. However, we trust that you will now be able to recommend the approval of the proposal given that Mr Judge has agreed to the alterations you requested.

Should you have any further query, or need any more information, please do not hesitate to get in touch.

Best wishes

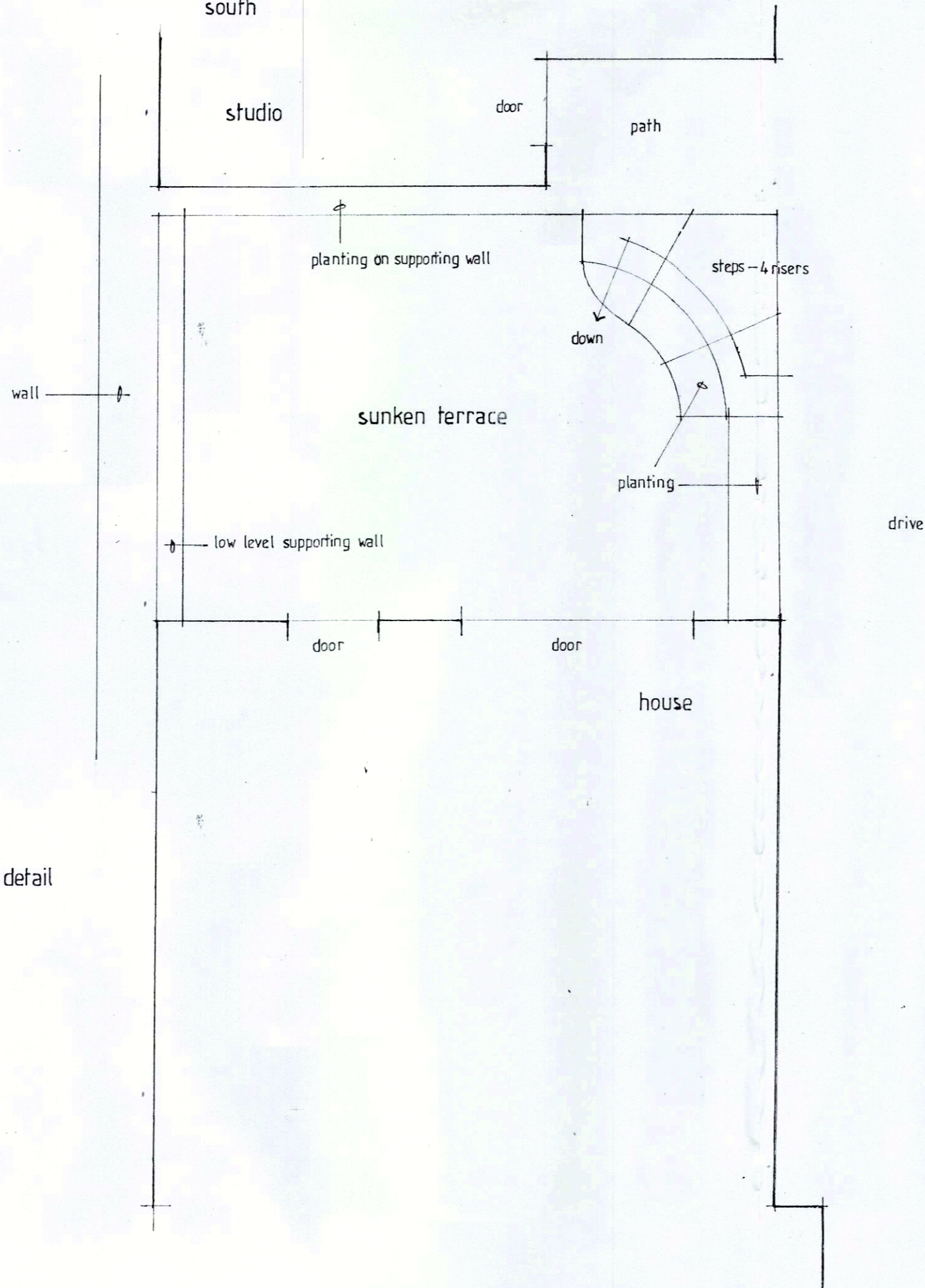
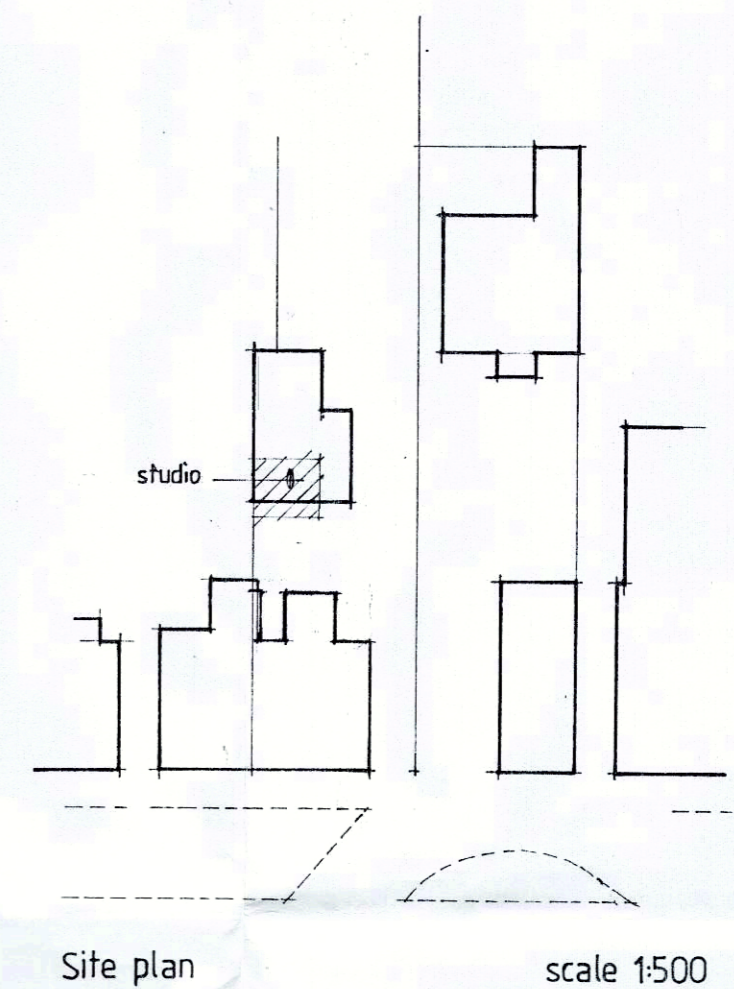
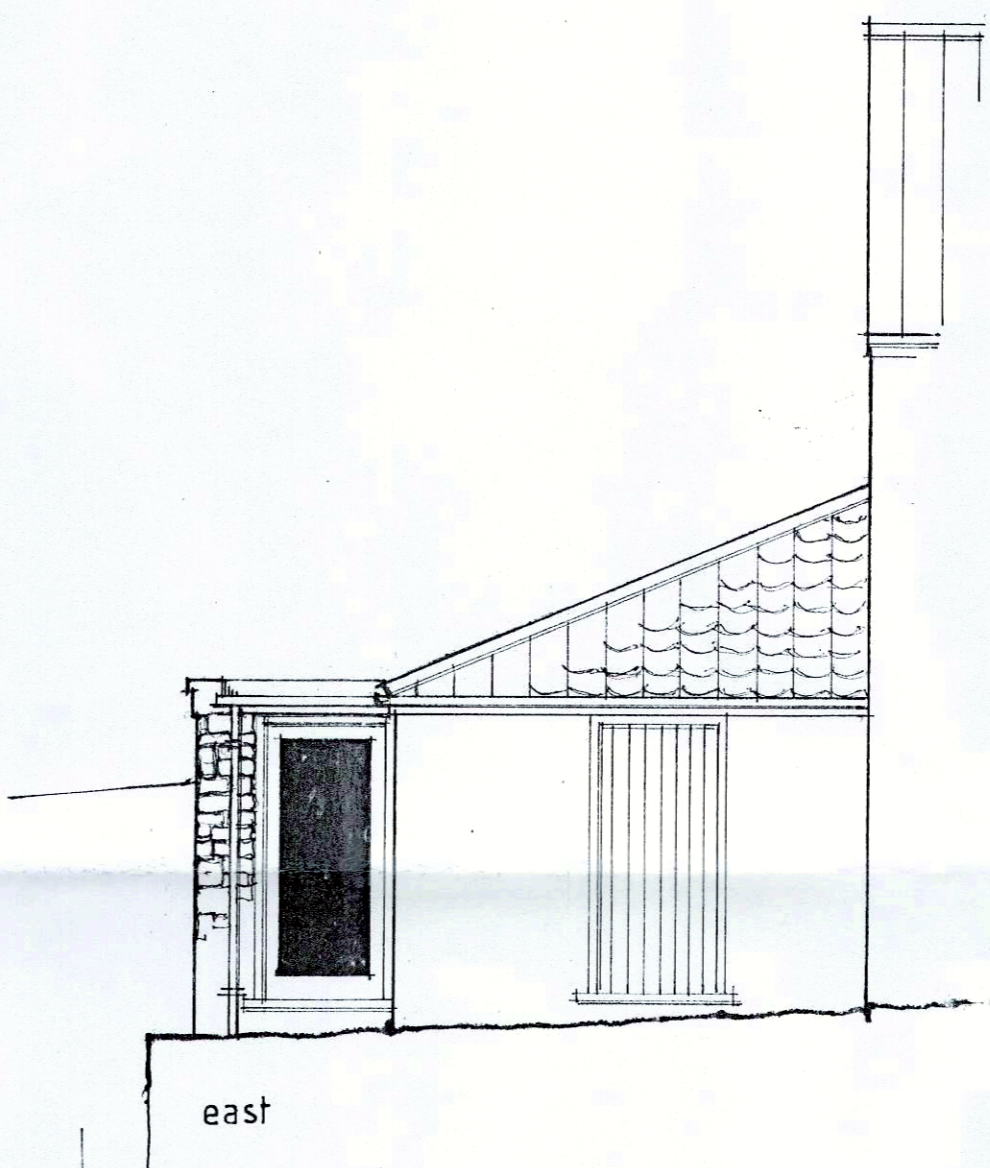
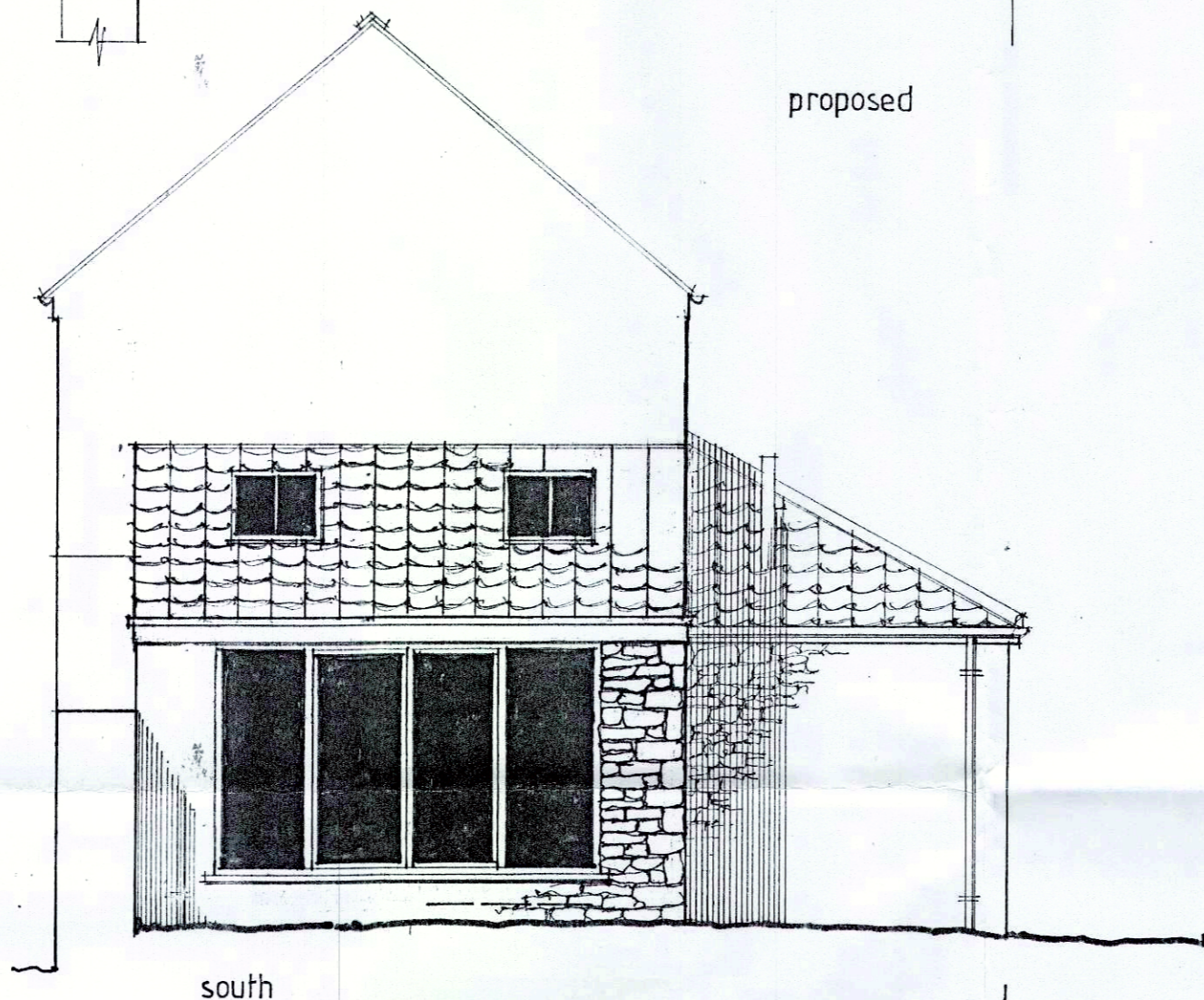
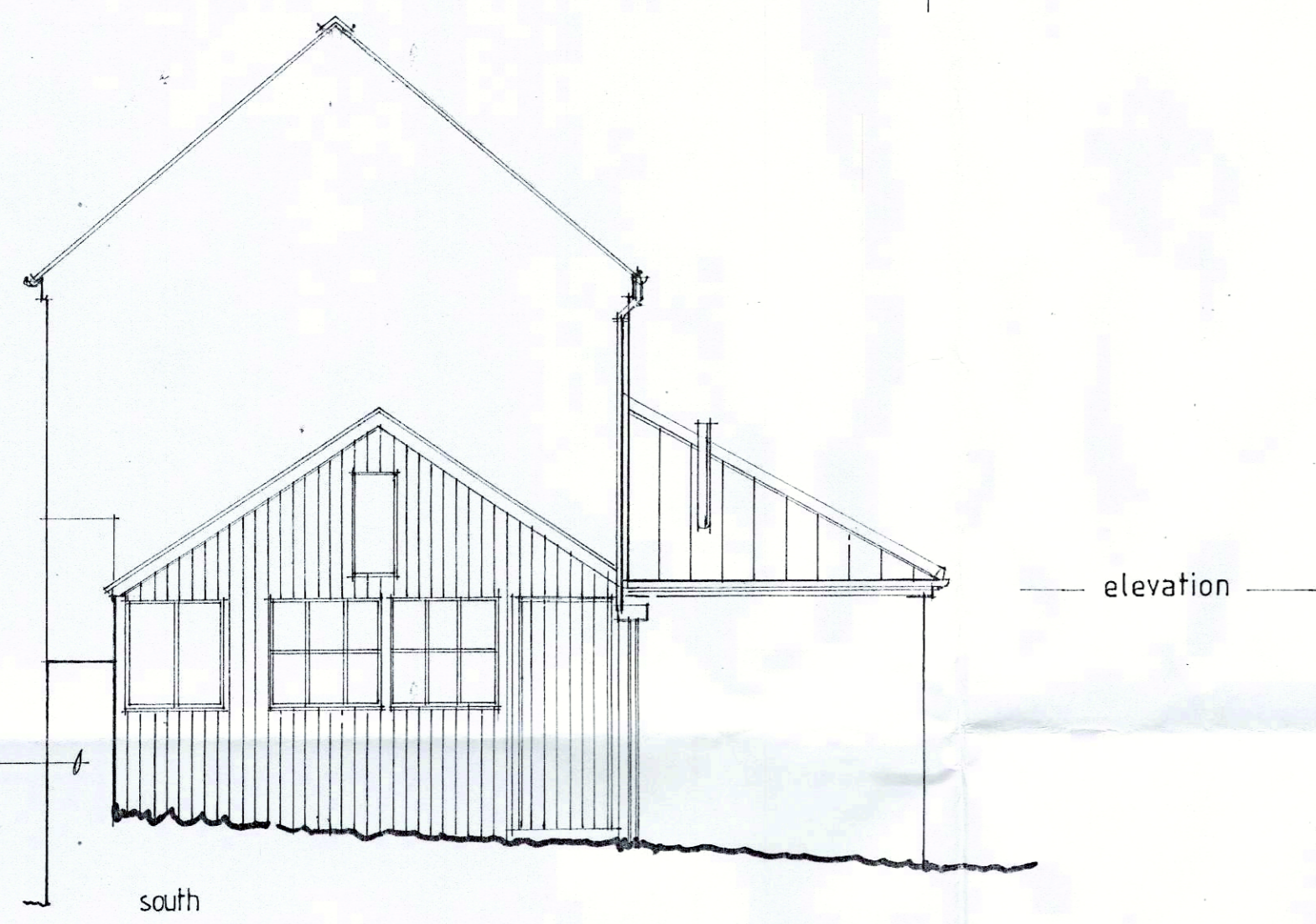
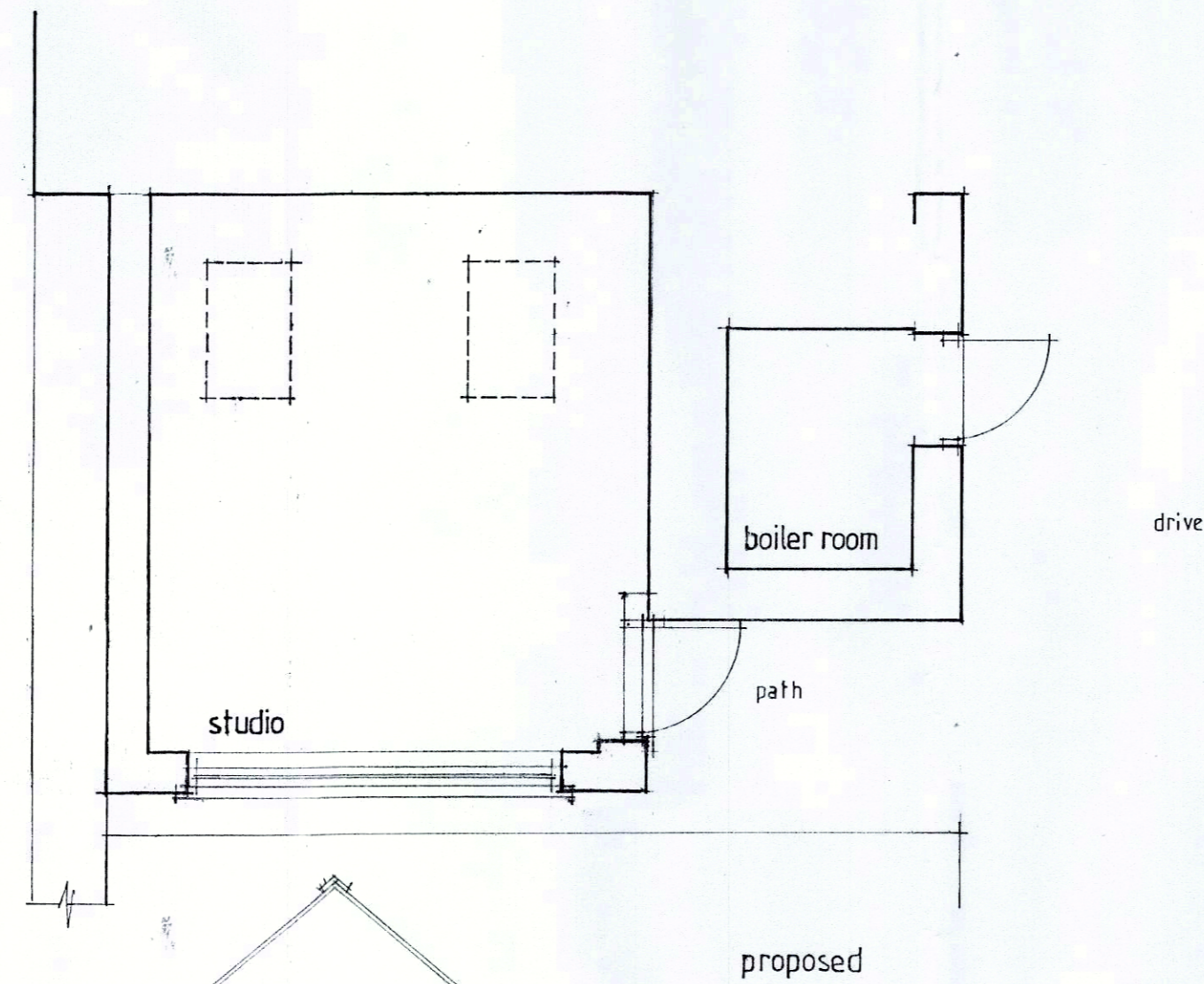
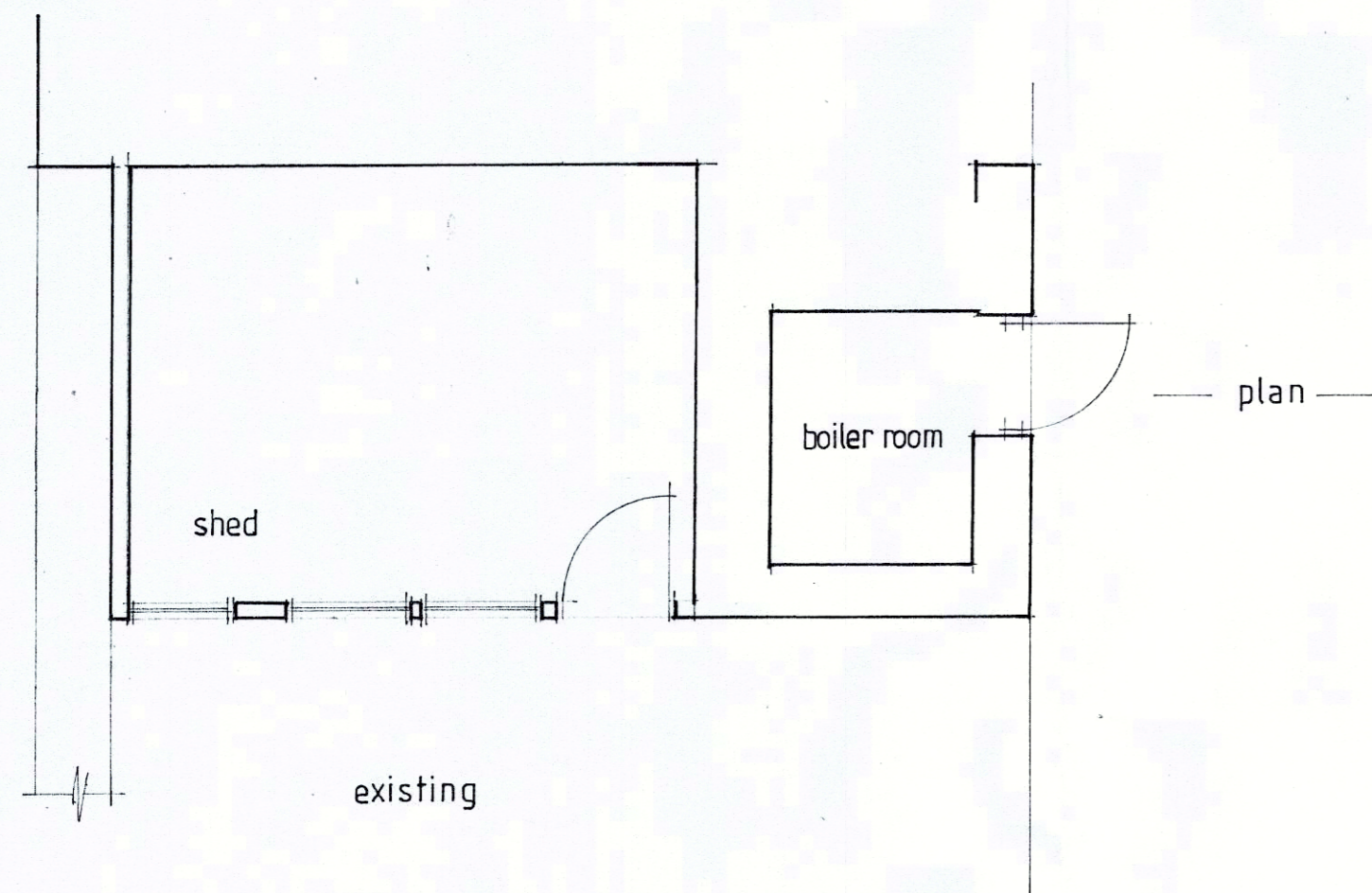
Yours sincerely

Paul Elm

Encs



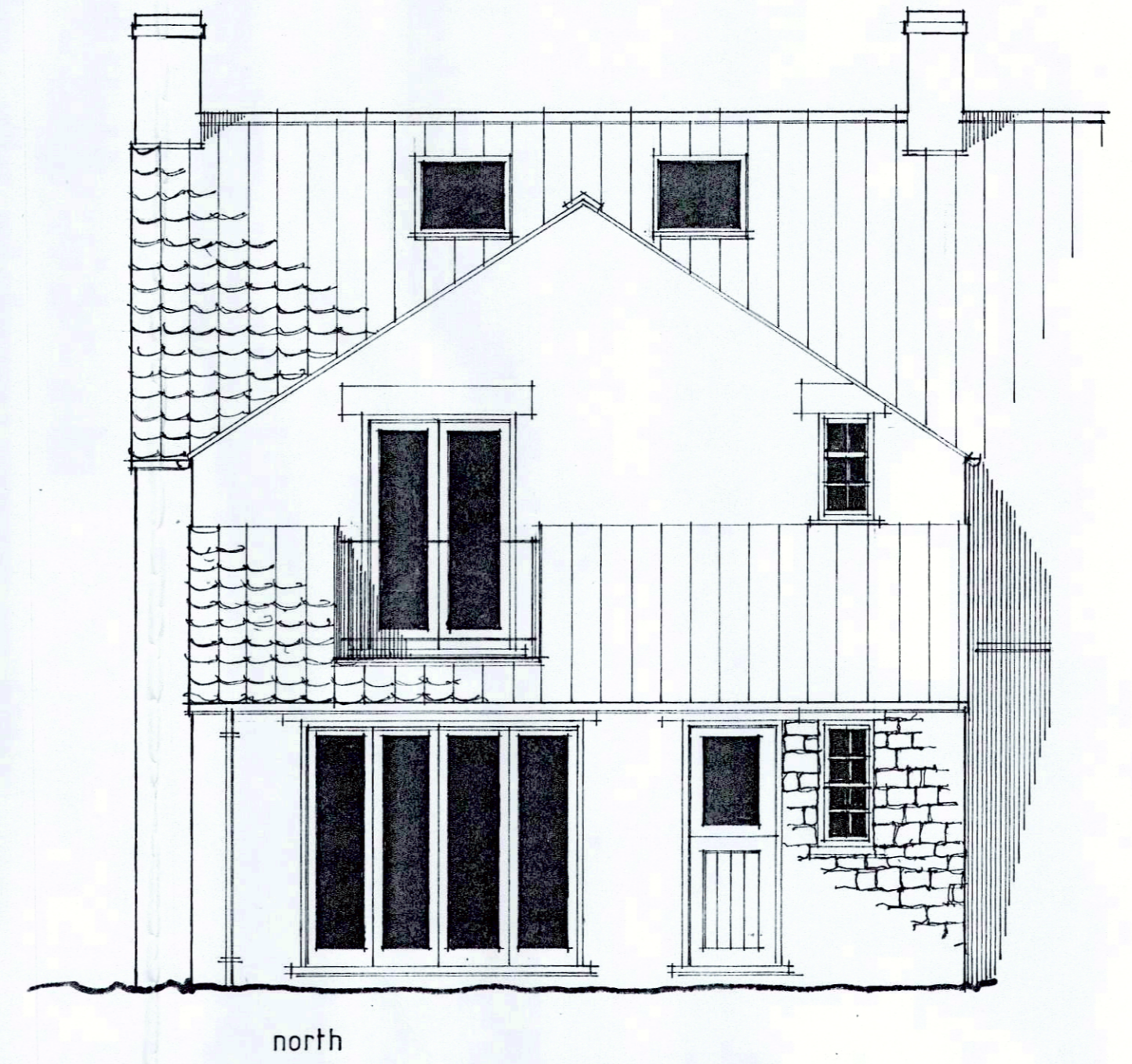
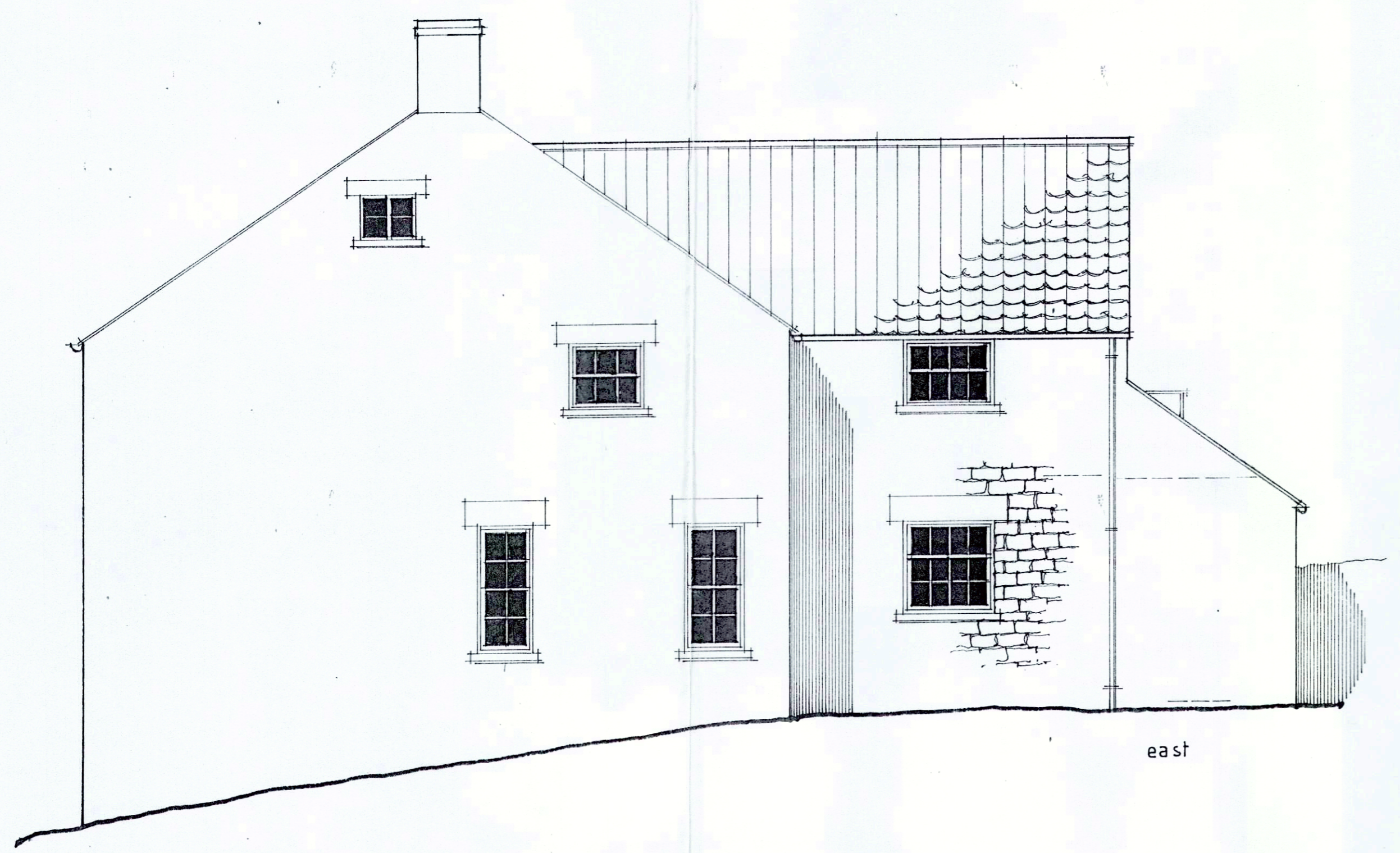
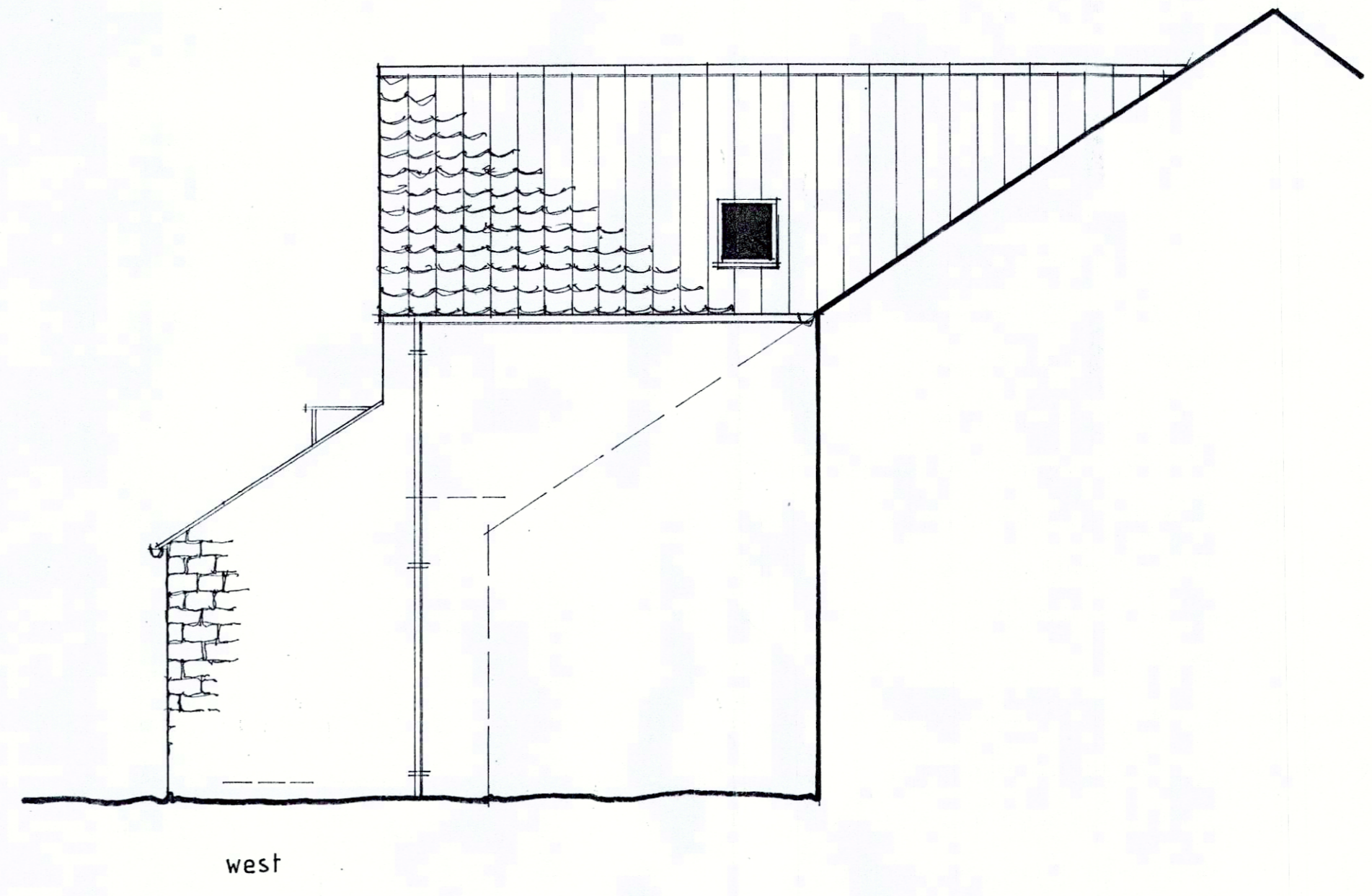
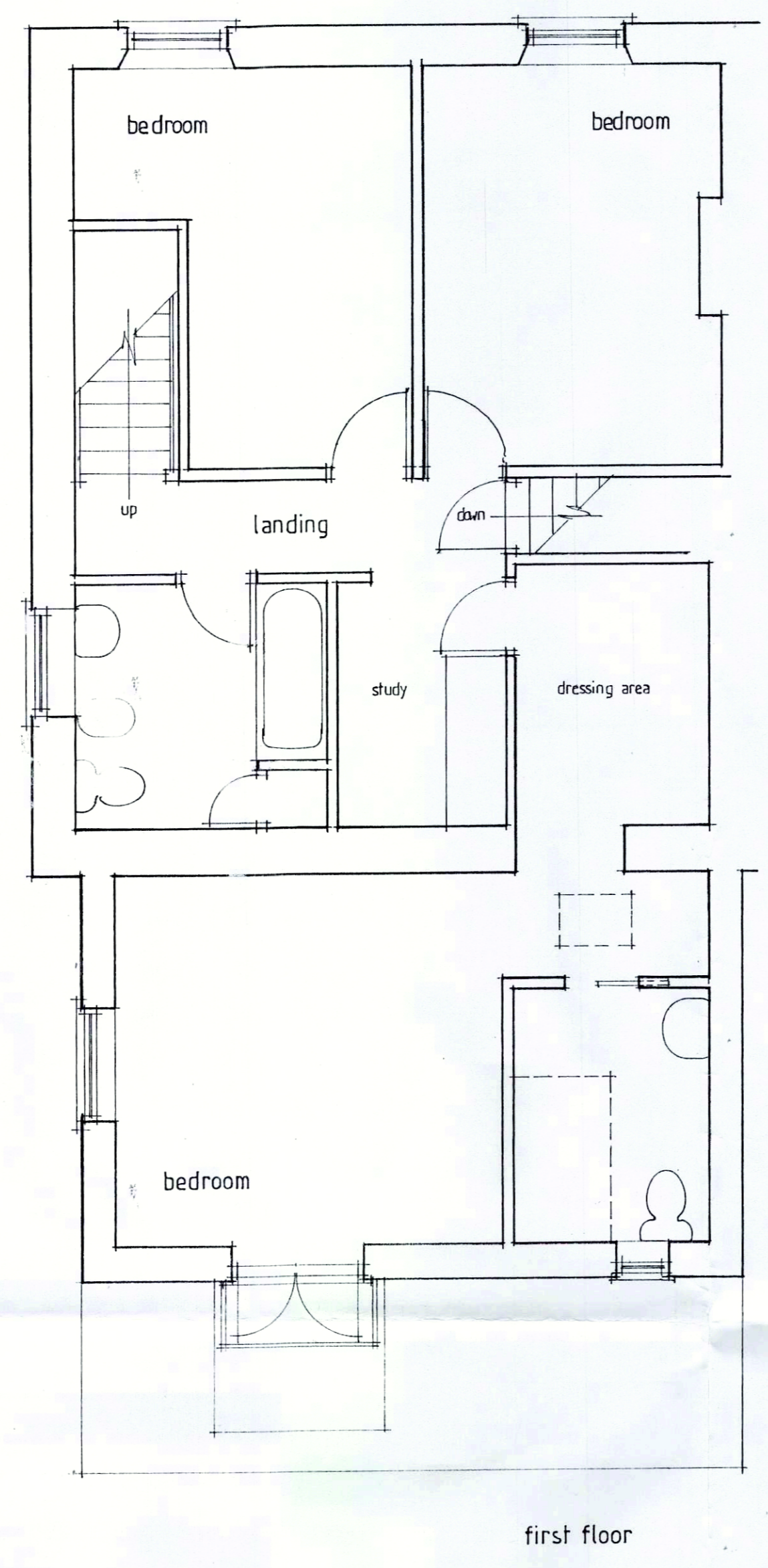
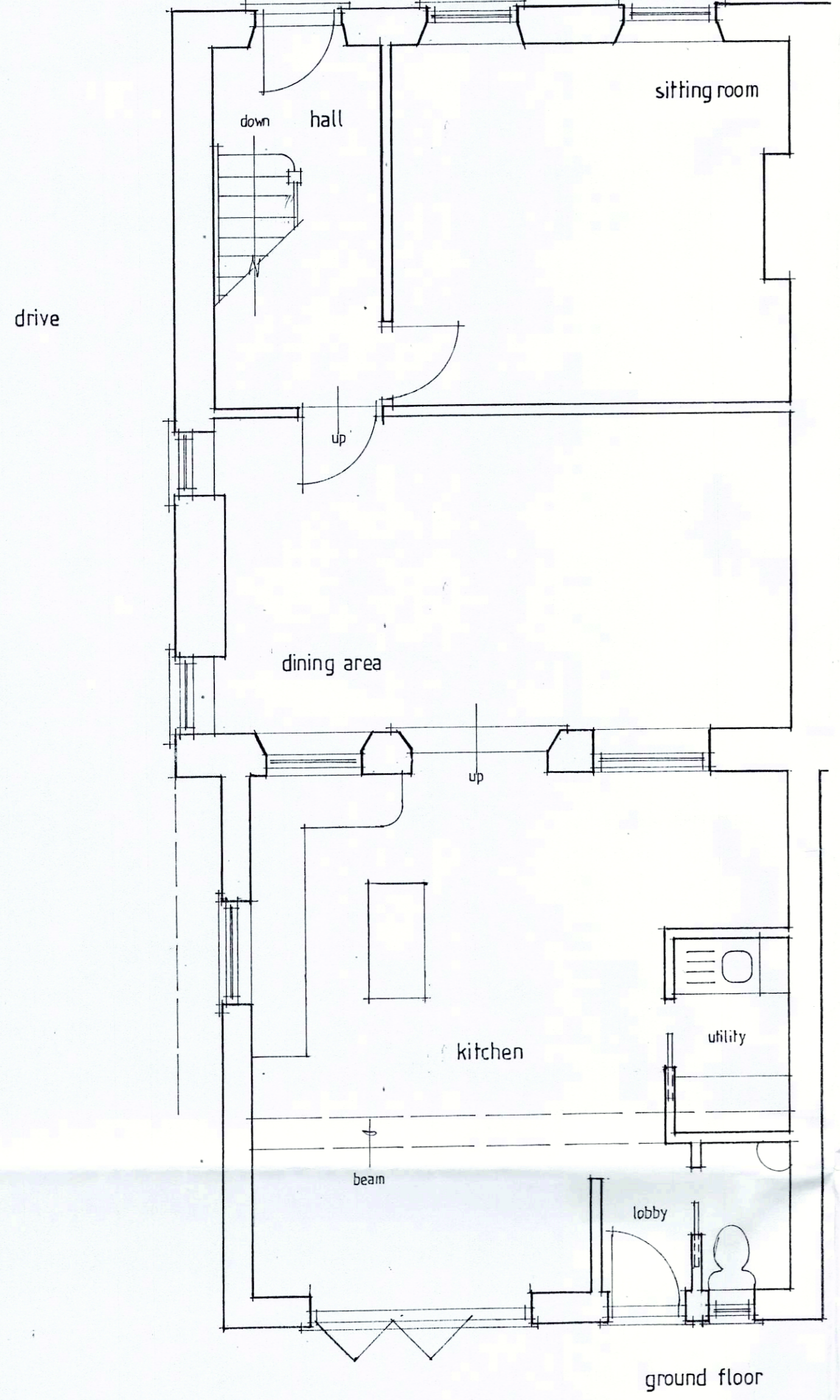
Copy to: Mr Paul Judge, Sycamore Cottage.



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14 JAN 2019

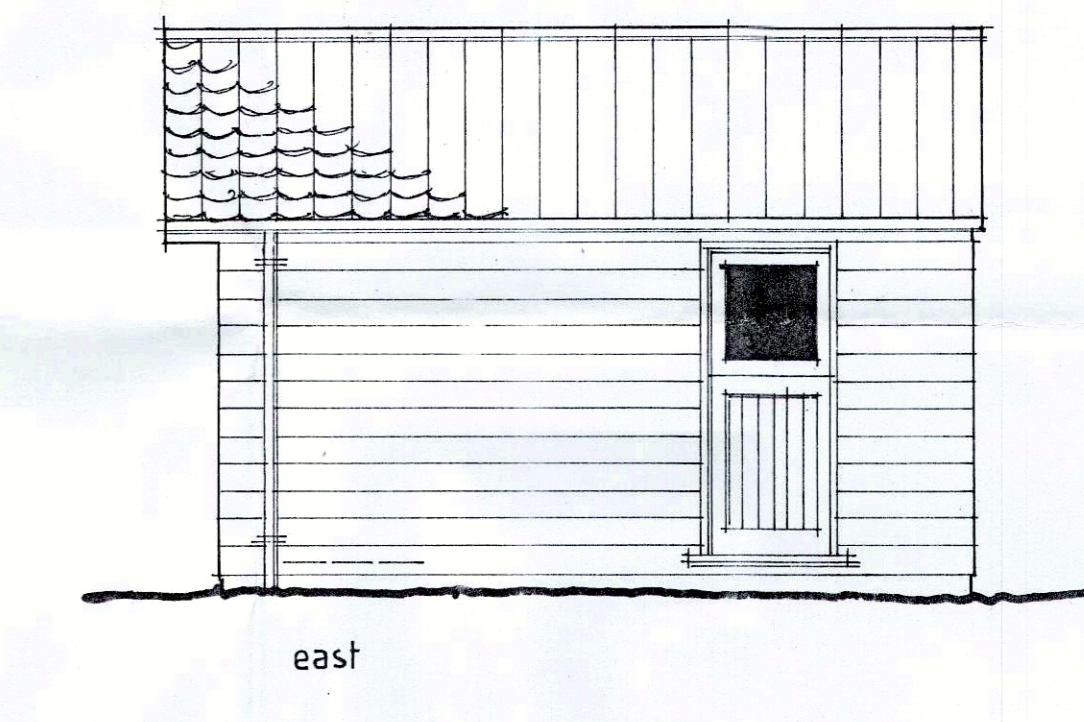
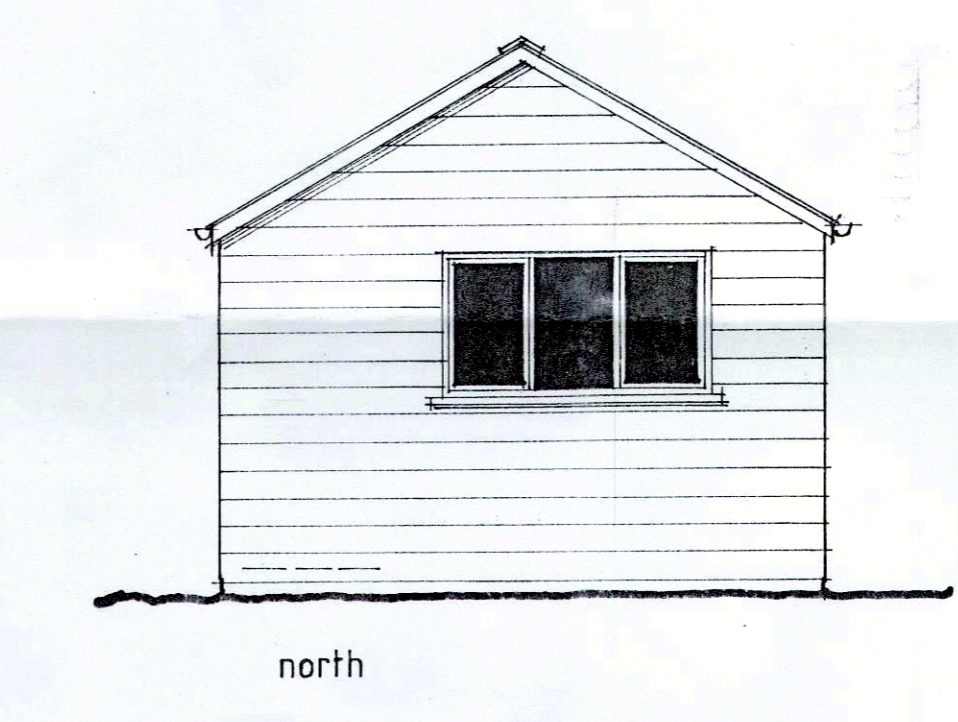
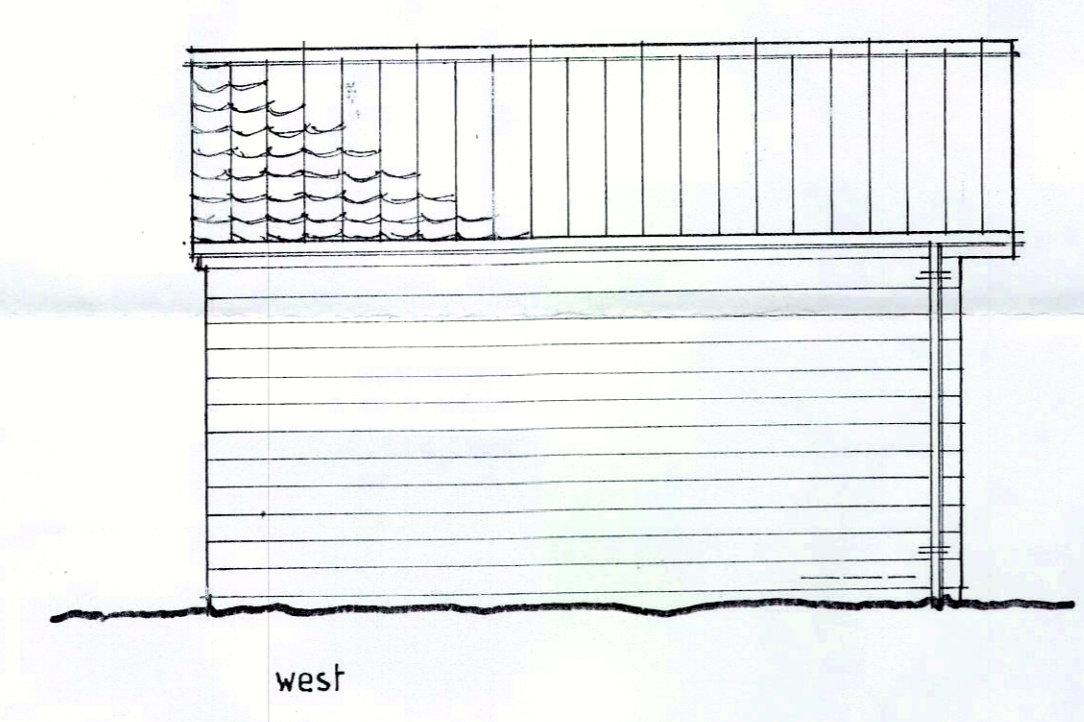
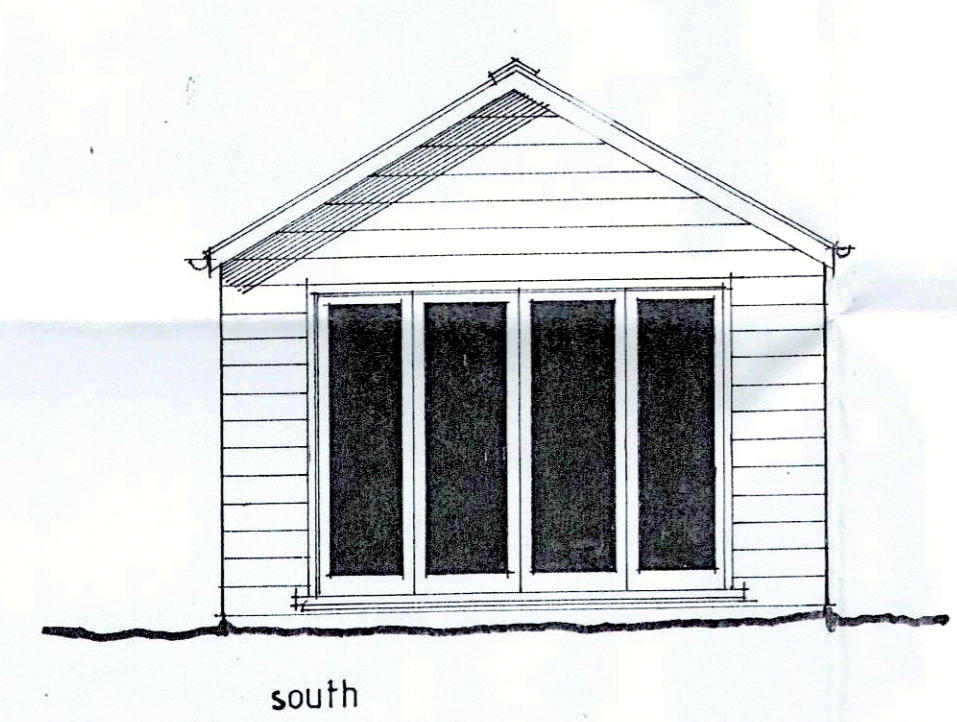
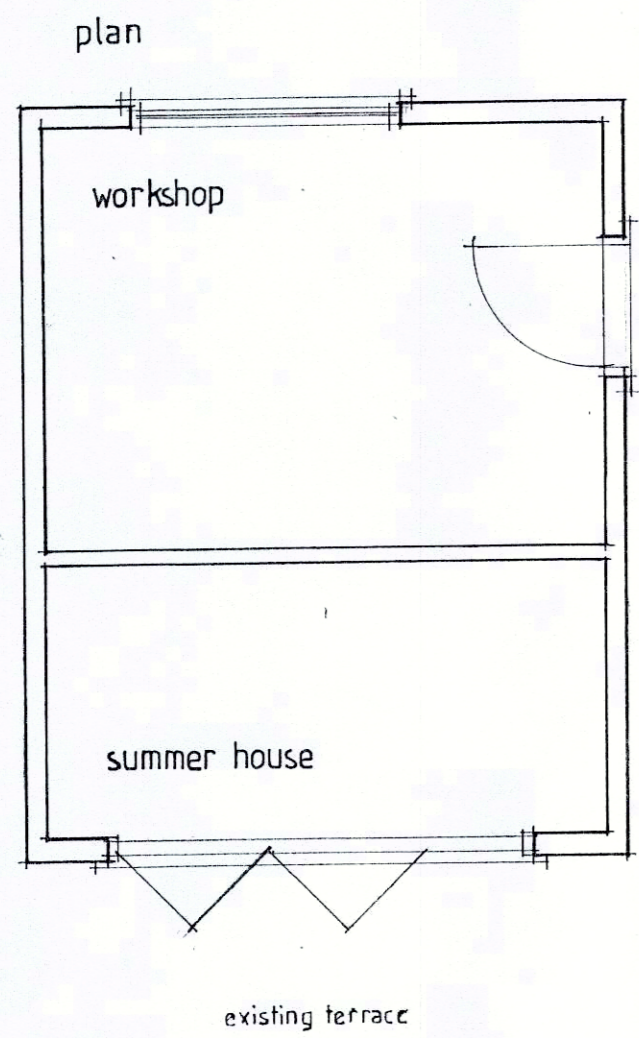
AMENDED

Job Title Replacement outbuilding - studio at Sycamore Cottage West End Ampleforth for Mr Paul Judge	
Drawing Title Existing and proposed details	
Scale 1:50	Date October 2015
Ref. R 2237	Drg. No. 01
Revisions A. WORK DESIGN AMENDED. SEPT. 2015 B. LENGTH OF EXTERIOR WALLS AND ROOF DESIGN AMENDED. DEC. 2015 C. ROOF DESIGN AMENDED. FEB. 2016 D. TERRACE DESIGN AMENDED AS PERMITTED BY LOCAL AUTHORITY. JANUARY 2017	
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14 JAN 2013

Job Title		AMENDED
Extension to the rear of Sycamore Cottage West End Ampleforth for Mr Paul Judge		
Drawing Title		
Revised details		
Scale 1:50	Date December 2018	
Ref. R 2237	Drg. No. 14-A	
Revisions		
"A" to any detail to be added with 1/4" 1/4" 2013		
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BUILDING MATERIALS
 Walls: Tanalised horizontal timber boarding
 Roof: Jackson's roof tile panels - terracotta
 Rain water goods: Black uPVC

NYMNPA
 14 JAN 2019

Job Title Outbuilding to the rear of Sycamore Cottage Ampleforth for Mr Paul Judge		AMENDED
Drawing Title Revised details		
Scale 1:50	Date January 2019	
Ref. R 2237	Dwg. No. 20-A	
Revisions		
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