

## Wendy Strangeway

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 06 April 2016 16:44  
**To:** Planning  
**Subject:** Comments on NYM/2016/0187/LB - Case Officer Mrs J Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

The proposed replacement dormer window to the front elevation would constitute an enhancement to the listed building and would, as such, be supported.

The proposals to the rear elevation however will exaggerate the visual impact of the modern extension which, with its low pitched roof is currently visually quite unobtrusive. This impact will be exacerbated by the introduction balustrade constructed of metal and glass; non-vernacular materials which will, due to the nature of the proposed materials, be reflective and therefore eye-catching. The same is true of the proposed boundary treatment which is totally out of keeping with traditional boundary treatments found elsewhere within the conservation area. The harm caused to the architectural and historic character of the listed building and the character and appearance of the conservation area will not be offset by an public benefits as required by the NPPF. As such refusal is recommended. BD

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York  
YO62 5BP

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