

**Wendy Strangeway**

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**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**Sent:** 14 July 2016 15:51  
**To:** Planning  
**Subject:** Comments on NYM/2016/0189/FL - Case Officer Mrs C Ward - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)

The proposed plans are much more considered than the former submission and it is clear that the applicant has endeavoured to have regard for the officer concerns previously raised. It is felt, however, that the floor plans could be further improved. Please see the draft sketch placed on the LBC file with suggested amendments. It is not considered that roof-lights for bathrooms are justified as these can be mechanically ventilated and electrically lit. The suggested floor plan would also retain two openings in the main bedroom precluding the need for the second roof light which could also, therefore, be omitted. The fenestration is still considered to be quiet domestic and inward opening, bottom hung hoppers would be preferred. Finally whilst cross walls have been left exposed which is welcomed it would appear from the proposed section that standard ceilings are to be created rather than under-drawing between purlins.

If the Authority is minded to approve the application please condition sectional detail, finish and glazing for all windows and doors, roof-light detail (if not omitted), all stone flags that were lifted from the building should be re-laid in areas to be agreed, no skirting boards to be used, proposed wall lining to be agreed, under-drawing of roof to be agreed. BD

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

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