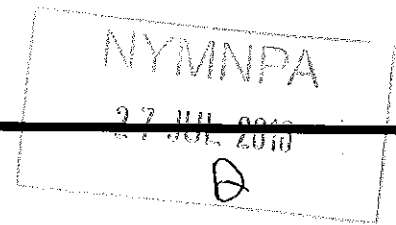


Wendy Strangeway



From: planning@northyorkmoors.org.uk
Sent: 27 July 2016 13:04
To: Planning
Subject: Comments on NYM/2016/0453/LB - Case Officer Mrs C Ward - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Via Email: building@northyorkmoors.org.uk

Objection to proposed extension and alterations principally consisting of the addition of eight rooflights and the removal of the entire front wall of a section of the listed building.

Hedgehog Barn was converted from a two-storey barn and stable range in 1996. The buildings are listed GII in their own right as late eighteenth or early nineteenth century farm buildings, historically associated with Ivy Farm, adjacent. Conversion proposals went through several iterations before being implemented, initially in 1989 including just the two-storey barn with the adjoining stable range retained as an outbuilding. The 1996 scheme saw the complete L-shaped range converted to domestic accommodation to provide a substantial five-bedroomed house, and the construction of a large double garage. However, the design of the scheme was generally sympathetic to the agricultural character of the buildings, utilising existing openings and minimising the number of rooflights, which were limited to two to the rear elevation which were required for escape purposes to the first floor. Further rooflights had been proposed, totalling five, but three were required to be omitted by the case officer to make the scheme acceptable (see attd excerpt).

The current scheme seeks permission for the construction of a flat-roofed extension to the western end of the single-storey stable range; the removal of the front elevation wall of that section of the range to accommodate the extension; and the insertion of eight additional rooflights (which would total ten).

The extension would be harmful to the architectural character of the listed building by virtue of its relatively poor quality of design and materials, consisting of an extensive flat-roof protruding from the eaves level of the principal, south elevation of the stable range which is characterised by its dual pitch pantile roof and linear form; the use of GRP roofing material and timber cladding. In addition to the alien form and materials proposed the extension would not only obscure the linear form of the historic range but entail the complete removal of the south elevation of the stable cell which currently forms bedroom 5. The proposal would cause significant harm to the character and fabric of the listed building. Policy 132 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. ... As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification." In this case the property constitutes a substantial five-bedroomed and two-bathroomed house which has recently been sold, and it clearly provides practically and economically viable accommodation without the addition of an extension. Consequently no public benefit would be achieved by permitting the harmful extension.

The insertion of eight additional rooflights albeit conservation styles, would have a very harmful effect on the character and appearance of the listed building, detracting from the agricultural appearance of the existing front-facing roofscape which is currently unbroken by openings. The fixtures proposed would all serve rooms with existing windows, some with multiple windows, and therefore additional openings are neither necessary nor justified in terms of the impact on the character of the listed building. The proposal to replace the two Velux fixtures on the rear roofslope with conservation style fixtures would represent a modest enhancement, and in recognition of this a small third rooflight may be acceptable.

I do not believe that there is any potential to amend this scheme in a way that could overcome the objections to the principles of extension and the addition of large numbers of rooflights, and would therefore recommend that it is withdrawn or refused.

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York
YO62 5BP
Via Email: building@northyorkmoors.org.uk