

Wendy Strangeway

From: planning@northyorkmoors.org.uk
Sent: 14 July 2016 15:27
To: Planning
Subject: Comments on NYM/2016/0491/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

There is no objection to the main bulk of the works. It is clear that the building would benefit from some investment in its maintenance and the proposal to remove the unsightly first floor sun room is welcomed as an enhancement. Whilst the proposed orangery is considerably larger than the existing greenhouse it is clear from both scarring on the building and ground evidence that there has previously been a much bigger structure on this site and as such this element of the proposal is viewed as a neutral alteration. The proposed internal works are relatively minor and will have a limited impact on the special architectural and historic character of the building. There are however a couple of points of potential concern that are alluded to within the application but not fully detailed. These relate to improvements to insulation and the possible replacement of some of the windows. Further information is requested to assess the impact of the proposed insulation. Will this merely be achieved through replacement solid floors and attic insulation or is wall lining proposed? Many of the windows contain handmade glazing and there is concern that both historic frames that could be repaired and handmade glazing could be lost if this element of the proposal is not carefully controlled. As such a condition is requested that seeks further written approval for any replacement windows and an agreement on how these will be manufactured following inspection by a joiner on site. There is also a considerable amount of proposed lighting which will have an impact on views of the listed building and wider conservation area from across the valley and on the setting of the listed building. It is suggested that the applicant reconsiders the proposed lighting scheme and reduces the proposed lighting to only that which is essential for security/access. Finally reference is made to the removal of the mature trees near the cottage. It is not known whether their removal has already been agreed but this work will have a negative impact on the character of the Conservation Area and the setting of the listed building so it was felt worthy of flagging. Please condition new roofing slates to be of geological match to existing, sectional detail of proposed stone balustrade to be agreed, new stone for orangery and balustrade to be of a geological match to existing, sample panel of stone for orangery stall riser to be approved including tooling. BD

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

Via Email: building@northyorkmoors.org.uk

Phone: 01439 772700

Fax: 01439 770691

EEmail: Building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is No objections but comments Letter ID: 460893

