

Dawn Paton

From: Planning
Sent: 08 September 2016 12:37
To: Planning 612148
Subject: Comments on NYM/2016 - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

A pedestrian footpath travels around the application site and as such any alterations to the listed building will be clearly visible. Due to the steep topography of the settlement the roofscape of the side extension and gable of the main house above are both prominent in the approach from the rear. Although the extension roof tiles are not traditionally detailed and therefore of minimal aesthetic appeal the tapering extension roof and coursed sandstone gable abutting this with its small offset window combine to create a charming arrangement which contributes towards the character and appearance of the listed building. The low ridge of the extension also provides views across the extension roof to an attractive pantile roofscape beyond whilst the stepped building height helps absorb the significant height differentiation between the house and the steps connecting the front and rear alleys. The proposed extension will conceal the attractive views of the gable and roofscape beyond and create a higher extension gable of a much less human scale than the existing which will have an overbearing effect on people using the steps. Whilst the existing extension is pleasantly asymmetrical and 'quirky' the proposed extension will create a severely asymmetric roof line which is un-typical of buildings of this age and aesthetically displeasing. The factors raised above will all have a negative impact on the character and appearance of the listed building and of an appreciation of its setting. Some historic fabric will also be removed to create a new access within the gable although this is of less concern than the impact on the external appearance of the listed building. No public benefits have been put forward to mitigate the harm that will be caused to the character of the conservation area as required by para 134 of the NPPF and as such refusal is recommended. BD

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

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