

Wendy Strangeway

From: Planning
Sent: 05 October 2016 16:41
To: Planning
Subject: Comments on NYM/2016/0643/FL - Case Officer Mrs Ailsa Teasdale - 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 loss of ménage, or the extension of the domestic curtilage. There is however concern about the loss of the ha-ha. No information was submitted with the application to help assess the age of this structure so it is unclear whether it pre-dated the construction of Beech Hill and was a remnant from a more historic garden in which Beech Hill was constructed or whether it was contemporaneous with the house. Regardless of age, however, ha-has are a particular feature of the landscape on the south side of the village and are therefore locally distinctive features which contribute to the architectural and historic character of the Conservation Area. They have been used to help overcome the sloping topography to create useable spaces. Ha-has also help define more formal garden spaces associated with the larger, higher status properties in contrast with the less formal spaces often located further away from the dwellings. It is not considered that safety is a sufficient justification for removal of the ha-ha given that another ha-ha has been retained on site and the low level of the ha-ha removed. The loss of the ha-ha undermines the character of the Conservation Area and should be reinstated. BD

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

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