

NYM/2017/0244/FL

As this is a planning application none of the internal works to the listed building are pertinent to the consideration of the application and have been addressed through the accompanying listed building application. The proposed external works are generally acceptable; please apply the same conditions as for the listed building application. However, with respect to two proposals I have concerns about: 1) the proposed reinstatement of railings to the front elevation: I note that no works are currently proposed and the approval notice should clarify that no works to reinstate railings are hereby approved. The proposed design of the railings is not provided and piecemeal reinstatement of railings of speculative design would harm the cohesive character of the terrace and may damage the remaining original coping stones; 2) The works to the rear patio area: this area intrudes into the hillside and has a negative appearance, further details of the design of the walls and paving samples should be required for consideration.

Internal - Building Conservation Officer

25 October 2017

