

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2017/0729/LB - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
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The proposal to create private garden areas for the cottages, using 1200mm dry stone walls as the enclosure, will have a detrimental impact on the character of this part of the listed farms setting. The character is, at present, still identifiable as agricultural due to its open nature. The long barn structure is still clearly identifiable as one building and this is enhanced by the open nature of the garden. I'd suggest that rather than solid walls a planting scheme would be acceptable using hedging but making sure it stops short of the rear elevation.

The proposed location of the hot tub will have a negative impact on the architectural and special interest of the listed building. The front elevation is symmetrical and its architectural presence is emphasised by the fact it is raised on a terrace above the lower lawn area. The hot tub will unbalance the symmetry and detract from the designed prominence of this façade. I'd suggest the hot tub is positioned behind the curved wall at the rear which is intended to be raised.

David Carruthers

Comments made by Building Conservation of The Old Vicarage  
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