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7<sup>th</sup> February 2018

fao. Mrs. Hilary Saunders  
The Planning Department  
North York Moors National Park Planning Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley.  
YO62 5BP.

Dear Mrs Saunders,

APPLICATION IS FOR A VARIATION OF CONDITION TO ALLOW THE INSTALLATION OF UPVC WINDOW AND DOOR FRAMES TO SIDE AND FRONT ELEVATIONS at FERN LEIGH, MOUNT PLEASANT SOUTH. ROBIN HOODS BAY.

Thank you for your e-mail of this morning.

I have attached drawing number 186.24a South Elevation which now shows the window frame to the dormer window as installed.

In answer to the comment which you raised in your e-mail, I would like to offer the following in response.

1. The window frame matches that which has been previously installed in the dormer window at the semi-detached neighbouring property, in that it is plain and simple.
2. The dormer at Fernleigh is wider than that of the adjoining house and were it to have been subdivided in the same manner as that, ie into two, then the proportions of the openings would not be consistent with the window frames at lower levels. As it is, the ratio and proportions of the openings match well with those below and are appropriate for frames at the second storey level.
3. The dormer window frame which has been replaced was divided into three sections with a centrally placed side hung opening casement. This has been replicated in the new window frame.

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NYMNPA

07/02/2018

4. The frames of the original window had glazing bars forming a 2 x 8 grid work of separate panes. Since the whole window frame was old and constructed of timber, it was decayed, leaking, thermally inefficient and needed replacement. The configuration is difficult to repeat using uPVC as the material and as a feature of the original building, where the upper frames of the sliding sash windows may well have been similarly divided, that detail has been lost in subsequent replacements over time. Consequently, it would be incongruous with window frames in the remainder of the building and also with the adjoining semi detached house, to retain such a feature.
  
5. I believe that the property lies outside the Robin Hoods Bay Conservation Area and that there are no other Planning restrictions which would affect home owners in the locality. As Permitted Development Rights do not apply at Fernleigh, it would be an injustice to require installations which are freely permitted elsewhere.

I trust that the above is a satisfactory explanation for this aspect of the matter.

Yours sincerely



**AMENDED**

Proposed:  
Alterations  
at  
FERNLEIGH  
MOUNT PLEASANT SOUTH  
ROBIN HOODS BAY

Drawing:  
FRONT ELEVATION  
Drawing No. 186/24a  
Date: JANUARY 2017  
Scale: 1/50

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