

**From:** [Harriet Frank](#)  
**To:**  
**Subject:** FW: Gallery Cottage  
**Date:** 11 April 2018 12:32:40

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-----Original Message-----

From: Building  
Sent: 11 April 2018 12:02  
To: Harriet Frank  
Subject: Gallery Cottage

NYMNPA

11/04/2018

The amended details go some way to address our concerns, and the retention and repair of some of the historic windows is welcomed. However, there is no justification provided for the replacement of the historic windows to the side of the front door or the two upper floor windows to the rear. They all appear to be in good condition and therefore their retention and repair is requested - this is the normal conservation approach when considering impact on historic fabric. No objections to the replacement of the modern window to the rear however this should be a traditional flush fitting casement or Yorkshire sliding sash design and the d/g unit should be a maximum profile of 4-6-4. The windows to the dormer should be of simple flush fitting casement or Yorkshire sliding sash design and also a maximum d/g unit of 4-6-4. This is a simple traditional fisherman's cottage and the use of vertical sliding sashes throughout is not considered to maintain the historic or architectural character of the building.

Again for the doors, they are historic and in good condition and therefore their replacement is not justified. It is noted that the basement door is hung on pintles and therefore will not be fully draught proof, but the proposal incorporates an new internal lobby which will be fully weather and draught proof.

The amendments to the lobby and retention of the kitchen-side panel go some way to addressing our concerns however the loss of both doors weakens the floorplan and evidence of the former lobby is lost. If the scheme would incorporate timber panelling in the location of the existing lounge door, this would help to maintain evidence of a lobby and also provide a weather shield for users of the lounge when entering and exiting the property.

Staircase to snug – it is felt that the staircase was in relatively good condition and that it was the wall string which was in poor condition, however a selective approach to the repair of the staircase is acceptable and a condition should be added to any approval seeking further details and clarification to the extent of replacement before any work on them is carried out.

Given the reduction in size of the rooflights we are minded to accept the number proposed if all the other amendments requested are incorporated. However the use of the Velux CK02 is not acceptable for the reasons

previously given (non-traditional detailing and central pivot opening). Please request use of a more traditional rooflight such as Lumens, The Rooflight Co, or Clements. Final details to be agreed as part of any approval.

The amendments requested are required in order to make the development acceptable and therefore approval should only be granted if these changes are incorporated.