

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2017/0845/LB - Case Officer Miss Harriet Frank - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 23 January 2018 12:05:52

Comments too long for Explorer so emailed direct to Planning Officer. Requested amendments to address concerns.

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

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Preferred Method of Contact is: Post

Comment Type is Raise Concerns

Letter ID: 490514

NYMNPA

23/01/2018

From: [Clair Shields](#)
To: [Planning](#)
Cc: [Harriet Frank](#)
Subject: Comments for Gallery Cottage, RHB - 2017/0845/LB -
Date: 23 January 2018 12:07:39

Comments too long for explorer. Please book in and email to Harriet...

Raise Concerns and request amendments:

Windows:

No objections to the replacement of the modern window openings with slim d/g replacements. This relates to: the 2 x openings to southern (front) elevation of Lounge, the 1 x larger opening to north (rear) elevation of ensuite at f/f level and the dormer only.

- With regards to the 2 replacement windows to the lounge: due to the proportions of the openings and evidence from an old photo, we would request that these are replaced with traditional Yorkshire sliding sashes (each sash with 8 panes) rather than vertical sliding sashes. Their replacement with Yorkshire sliding sashes could be eligible for a Conservation Area Enhancement Grant.
- Replacement window to the rear: this would be ideally suited to a Yorkshire sliding sash, but a pair of simple flush fitting side hung casements would also be acceptable given the style of the existing window and its location to the rear of the property.
- Dormer: the architectural character and appearance of the property would be greatly enhanced if the dormer was reduced in size and set back from the front elevation of the property – ideally to match that of the neighbouring property – and this would represent an ideal time to carry out the work while the windows are to be replaced. This work would also be eligible for a Conservation Area Enhancement Grant. If the dormer is to be retained as is, simple flush fitting side hung casements would be acceptable.

All other windows are historic in their appearance and construction (particularly the Whitby composite which is generally only found in coastal locations) and their loss and replacement would significantly harm the architectural and historic interest of the building. None of these windows appeared to be in poor condition and therefore there is no justification for their replacement or public benefits to outweigh the harm (para. 134, NPPF). A repair approach should be taken (in line with conservation objectives and the conservation approach). A list of joiners who can repair historic windows can be provided.

Please therefore request amendments to show retention of the historic windows and amended design to the modern replacement windows.

Doors:

Both front doors are extremely characterful, historic and appear to be in good condition as such their replacement is unnecessary. Draught strips could be fitted retrospectively to help improve their efficiency and local joiners who have carried out repairs to historic doors can be recommended. Please request amendments to show the existing doors retained.

Balcony:

No objections to the works proposed to the balcony. The metal joists are corroding and therefore no objections to their replacement.

Internal alterations:

It is clear that this property is likely to have once been two smaller cottages, as evidenced by the locations of the two box winder staircases. The plan of a building is one of its most important characteristics and features of interest and should therefore be respected and left unaltered as far as possible. The internal lobby is a particular feature of cottages in the village and although altered, does retain historic interest with the evidence of historic panelling. As such we would not support its full removal.

Consideration could however be given to the blocking up of the existing doorway from the lobby to the lounge and create an opening between the kitchen and lounge (reusing the door) however this would be dependent on the condition of the wall between the lounge and kitchen. By doing this, the historic floorplan should still be evident whilst helping to provide some additional light to the kitchen area. In order for us to assess the acceptability of this, please could the plaster be removed from the wall to see what is underneath and a photo submitted for us to see?

Rooflights:

The provision of 4 rooflights (two rooflights to each elevation) to serve the second bedroom is considered excessive and would detract from the architectural character of the property. The existing rooflight to the front elevation is of traditional appearance and size and therefore we would not support its enlargement and neither would we support the style of rooflight proposed (the Velux MK04 due its unauthentic detailing, central pivot opening). It is however acknowledged that the existing single rooflight offers minimal light to this bedroom and therefore support could be given to the installation of two small rooflights on the rear roofslope. All rooflights should be of a style that replicates the traditional rooflight (i.e. top hung opening and of a size which doesn't detract from the character of the property). Please request amendments to reflect comments.

Staircase:

The staircases are both historic and reflect the traditional box winder staircase which is a characteristic of this type of property. From inspection, the staircase between the ground and first floors appeared to be in good condition however decay was evident on the wall string where. As such, we would request that a repair approach is taken rather than replacement and loss of historic fabric by removing (but retaining) this section of the staircase and installing a new wall string. A suitable tanking system might want to be incorporated (details to be agreed) to reduce any further damp issues in the future.

Please request amendments to show retention of staircase.

Please re-consult us on the amended plans at which point conditions will be suggested if approval is recommended.