

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0042/FL - Case Officer Mrs J Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
**Date:** 06 March 2018 18:22:39

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It is acknowledged that this application seeks the replacement of an existing stable block, however the proposed structure is substantially larger and involves additional works such as the hardstanding which further extends the footprint. The site is located in open countryside away from the historic farm complex and extending the functions and capacity of buildings on this site would be incongruous in historical and landscape terms and be likely to lead to further intensification of use for example via horse box parking and metalled access surfacing which would detract from the character of the landscape and the setting of the historic farm complex. This replacement structure is therefore considered to have a much greater impact on the setting of the host listed building as well as impacting on the coherence of the wider site where its barns (now converted) and other agricultural buildings lie to the north of the site, away from the domestic curtilage of the property.

It is therefore felt that in this instance, notwithstanding the location of the existing, smaller timber stable, an enlarged structure as proposed would be more appropriately located within the context of the existing agricultural buildings on the site, and consequently we would object to the current proposal.

Comments made by Building Conservation of The Old Vicarage

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