

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0095/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 16 April 2018 11:33:12

Development within conservation areas is required to, as a minimum, preserve the character of the area but where possible enhance. The replacement of the existing upvc porch with a timber porch of similar design and incorporation of a traditional 4-panel door will improve the character of the area and the host property through the more sympathetic replacement of an inappropriate material, however the lower glazed panel to the side should be omitted in favour of a solid timber panel matching the door or boarding to the sides in order to reflect more traditional porch designs.

The properties themselves (No's 10 to 13) have been altered with the insertion of large upvc windows (some into the roof slope), bay windows and loss of the alleyway. While their symmetrical appearance has been undermined to some extent, it is still evident and this is acknowledged in the application. The shared path which serves No's 12 and 13 is mirrored to the adjoining two properties of No's 10 and 11 and is a typical cottage access arrangement. The loss of a section of wall and creation of a separate path would further undermine the terrace symmetry and historic arrangement. While it is acknowledged that the existing wall appears to have been reduced in height at some point, what remains appears to be historic. No justification has been given for the loss of a section of historic wall, and if approved it is likely that the adjoining properties may also seek to carry out similar works, causing further erosion to the traditional streetscape character.

In order to maintain the character of the conservation area, please request consideration of retaining the existing shared access. If there is considered to be justification for approving a separate access, mitigation of the harm could be sought by an increase in height of the existing wall in order to off-set the loss of wall through the creation of a new access. Any such proposals should be conditioned to be implemented at the same time as the new access is created, and samples of stone and pointing etc approved.

Comments made by Building Conservation of The Old Vicarage

Bondgate
Helmsley
York
YO62 5BP
via email: building@northyorkmoors.org.uk
Phone: 01439 772700
Fax: 01439 770691
EMail: building@northyorkmoors.org.uk
Preferred Method of Contact is: Post

Comment Type is Raise Concerns
Letter ID: 495155

NYMNPA

16/04/2018