

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0164/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](mailto:building@northyorkmoors.org.uk)  
**Date:** 24 April 2018 17:12:22

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School House Farm is a late Victorian property located in Egton village. Its current character remains that of a late nineteenth century farmhouse with original sash windows, slate roofs and largely unaltered attached farm buildings. Although the buildings are not listed, they are situated within a Conservation Area and are non-designated heritage assets with historic architectural interest, adding to the special character of the Conservation Area.

The proposal involves a number of alterations including total internal refurbishment and external works, some of which do impact on the character of the property. These include:

- replacing and adding 2 new roof lights to the front elevation
- introducing 5 new roof lights to the rear elevation
- replacing existing original single glazed timber sash windows with new double glazed timber sash windows
- Demolition of the existing rear porch and new first floor Victorian style cast metal balcony and railings accessed from newly created aluminium French doors (leading off kitchen, relocated in former dairy/pantry area).
- New glazed aluminium roof panels to serve kitchen area in former dairy.

Object to:

Additional roof lights to front elevation. The additional rooflights should be omitted and existing rooflights replaced on a like for like basis.

Number of new rooflights to rear property (reduce from five to three – lighting above landing and bathroom not necessary and having only three new windows looks more balanced)

Regrettable that the original sash windows are to be lost which would have a negative impact on the character and appearance of the property – could consideration be given to retaining the original windows to the front with double glazing just to the rear windows. Also, the plans appear to be incorrect and show an unequal sash to the upper right hand side window (in both existing and proposed). Please request that this is amended for clarity.

Question the rear balcony addition which changes the farm buildings non domestic agricultural character. Propose that amendments are made to the balcony's design in order to be more in keeping with original character. Suggest timber railings rather than cast iron in keeping with farm buildings robust character.

Question need for French door which is completely out of character with farm building and will involve the loss of the ventilation slot, a historic architectural feature which served the original dairy. The proposed new glazed aluminium roof panels will provide ample light for the new kitchen. Access to the new balcony area can be provided through a single, preferably boarded door which would not lead to unnecessary loss of historic fabric and would be more in character with the building's original farm character.

Conditions:

Window details tba (MATS40)

Rooflight details tba

Reveals to match existing

Comments made by Building Conservation of The Old Vicarage

Bondgate

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NYMNPA

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Preferred Method of Contact is: Post

Comment Type is Raise Concerns

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