

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0177/FL - Case Officer Mrs H Saunders - 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:** 25 April 2018 13:29:26

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The proposed tea hut is of modest scale and attractive form and constructed from light weight timber cladding with a curved plywood roof. It would occupy the Quarterdeck, which is a concrete terraced area formed on the cliffside apparently associated with the construction of the sea defences. The character of the Quarterdeck is municipal, with concrete surfaces, steel balustrade and benches. The cliffside is characterised by rough vegetation. The cliffside would be subject to small scale excavation to accommodate a deck for the tea hut, with the ground retained by gabion walls. There is evidence that a tea hut of similar scale occupied a site within the vicinity in the 1950s. The Quarterdeck is within the Robin Hoods Bay conservation area but appears in the context of the cliffside rather than the historic townscape. The 1990 Planning Act requires that development within the conservation area preserves or enhances the architectural or historic character or appearance of that area.

I consider that the proposed tea hut would have negligible affect on the character or appearance of the conservation area and consequently would raise no objections subject to prior approval of all external materials and a scheme of planting to the excavated site.

Comments made by Building Conservation of The Old Vicarage  
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Preferred Method of Contact is: Post

Comment Type is No objections but comments  
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NYMNPA

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