

Clair Shields
to Stephen Straw

Wed 2 Jul 11:10

Auburn Cottage, RHB

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Dear Stephen

Thank you for providing photos of the roof in question.

The current rooflights appear to be of modern appearance and construction with the chunky frame and central pivot system which is not considered to replicate the features of historic cast iron rooflights, and as such are not considered appropriate for this Listed Building. Do you know when they were installed as I cannot find any planning history for their insertion, alternatively they could have replaced older, more traditional rooflights? Either way due to their inauthentic detailing it is likely that we would support their removal and replacement with an appropriately detailed dormer window, or replacement with more appropriate metal conservation rooflights.

In order for us to support the installation of a dormer it must be of traditional design and construction and as such we would look to avoid wide, shallow dormers and flat roofs. I have highlighted on the attached photo the sort of style we would be looking for. As such it is likely that we would be looking to reduce the width of the opening currently taken up by the pair of rooflights in order to achieve a suitably sized dormer, however additional headroom would be gained. The dormer should also be set back within the roofslope (even if just a tile depth from the elevation) and incorporate either a traditional sliding sash window. Glass cheeks are also desirable. If the owner is not wanting to reduce the width of opening to accommodate a dormer then we would look to see a traditional metal rooflight installed. With their finer frames it is likely that more light will be gained than what is there at present.

It is unclear from the photos as to whether the roof purlins would need to be altered or removed to accommodate the dormer, as at present one seems to run across the top of the rooflights. We would resist the cutting of any purlins as they are likely to form part of the historic fabric of the building, and would suggest that any dormer be accommodated in situ. I have attached a picture of a neighbouring property which shows that the dormer can be accommodated whilst retaining the purlin.

The insertion of a dormer will require both planning permission and listed building consent which can be applied for on one form – see our website; http://www.northyorkmoors.org.uk/_data/assets/pdf_file/0003/318990/Householder-Application-for-Planning-Permission-for-works-or-extension-to-a-dwelling-and-Listed-Building-consent.pdf. If however the owners wish to just replace the current rooflights then please send in details of the supplier and size of rooflight as we may be able to approve details without requiring LBC.

With regards to the re-roofing, the existing tiles are handmade clay pantiles and therefore any new tiles should match on a like for like basis (i.e. handmade) such as the William Blythe Red Barco or the Sandtoft Greenwood. We would not support interlocking tiles or pre-weathered. If you would like to provide a tile sample before work starts we would be happy to advise whether such tile would be suitable.

I will respond on Plane Tree Cottage via a separate email.

I hope my comments have been of use, but any queries please just ask.

Yours sincerely,

Clair Shields
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