



NYMNPA
18/03/2019

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
Website: www.northyorkmoors.org.uk

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Building and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Avery House
Address line 1	Shell Hill
Address line 2	Robin Hoods Bay
Address line 3	
Town/city	Whitby
Postcode	YO22 4SL

Description of site location must be completed if postcode is not known:

Easting (x)	495265
Northing (y)	504901

Description

2. Applicant Details

Title	Mr
First name	Andy
Surname	Sherwood
Company name	
Address line 1	26 hatherton avenue
Address line 2	
Address line 3	
Town/city	North shields

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NE303LG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

This is an application for Listed Building Consent for Avery House. We are applying for permission to make mainly internal changes as listed below. We are also applying for permission for external works which is limited to the small garden area at the front of Avery House. Note there will be no changes to the existing room layouts as a result of the planned internal works.

The room by room plan is as follows:

Living Room: (Ground Floor.)

- Hemp lime plaster applied to all walls in a 3 coat system; base, leveling and finish coat. (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)
- Painting of all walls with a lime wash or breathable paint.
- Laying of laminate flooring.
- Installation of log burner to existing fireplace.

Kitchen: (Ground Floor.)

- Removal of cement render and bitumen coating. (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)
- Hemp lime plaster applied to all non earth retaining walls in a 3 coat system; base, leveling and finish coat. (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)
- Apply ventilated lath membrane with a mesh stud profile and then hemp lime plaster applied to all earth retaining walls (This is as per advice received from Mr Andrew Muir in the letter dated 8th February 2019.)
- Painting of all walls with a lime wash or breathable paint.
- Installation of new kitchen.
- Laying of laminate flooring.
- Installation of ceiling spot lights.

Stairs to 1st floor & hallway:

- Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

Bathroom: (1st Floor.)

- Installation of new bathroom. (Bath with shower over, toilet and hand basin.) Sheet tiling of all walls around the bath/shower. Tiling of the floor.

Bedroom: (1st Floor.)

- Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard.
- Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

Stairs to 2nd floor:

- Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

Bedroom: (2nd Floor.)

- Reinstatement of stud wall insulation; Dry line approach with Kingspan, breathable membrane and plasterboard.
- Cleaning and painting of walls and skirting boards with breathable paints. Laying of new carpet.

External: (Small garden to the front of Avery House.)

- Pave with an appropriate stone such a reclaimed Yorkshire paving stone with suitable gravel gaps to aid drainage.

Has the development or work already been started without consent?

Yes No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

If Yes, please describe and include the planning application reference number(s), if known:

NYM/2018/0556/LB
Withdrawn on 31st October on advice of the planning officer.

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

- a) works to the interior of the building? Yes No
- b) works to the exterior of the building? Yes No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

As regards to (b) above the enclosed forms and photos show the required interior works.

Answered yes to (d) above as in order to plaster the living room and kitchen walls on the ground floor the old plaster and cement needs to be removed before lime mortar plaster can be applied. Again this was advice given to us by Mr Andrew Muir.

10. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Ceilings

Please provide a description of existing materials and finishes:

Painted wooden ceilings throughout. Cream/White in colour; although very faded and dirty. (Not been re-painted for a long period of time.)

10. Materials

Ceilings	
Please provide a description of proposed materials and finishes:	Re-paint the wooden ceilings throughout with high quality wood paint.

Internal Walls	
Please provide a description of existing materials and finishes:	All rooms either have had wood chip style wallpaper or other similar aged wallpaper which is old, damaged and in need of replacement. Ground floor walls are stone finish.
Please provide a description of proposed materials and finishes:	As detailed in the form and attachments the ground floor walls will be finished with lime mortar plaster with a breathable lime wash paint.

Floors	
Please provide a description of existing materials and finishes:	Lino floor in kitchen. Carpet through out in the remaining rooms and stairs.
Please provide a description of proposed materials and finishes:	Living room and kitchen to be laid with a light wood coloured laminate flooring. Stairs to be carpeted. All others rooms will be carpeted or the original floorboards will be cleaned up and left as is.

Lighting	
Please provide a description of existing materials and finishes:	Strip lights in kitchen. (Advised by electrician to replace as not safe.) Standard light fittings throughout the rest of the house.
Please provide a description of proposed materials and finishes:	Installation of spot lights in the kitchen. Standard light fittings remain elsewhere.

Are you supplying additional information on submitted plan(s)/design and access statement: Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

See attachments; floor plan, design and access statement etc.

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

Our plans have been discussed verbally with the immediate neighbours and no concerns were raised. We have also consulted with a member of the local Parish Council and again no concerns were raised.

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

13. Pre-application Advice

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Andrew
Surname	Muir
Reference	NYM\2018\ENQ\14932

Date (Must be pre-application submission)

08/02/2019

Details of the pre-application advice received

After a site visit by Mr Andrew Muir and Dr Suzanne Lilley we received a letter detailed advice regarding the role and use of traditional building materials. As such we are making this new LBC for Avery House.

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant
- The agent

Title	Mr
First name	Andy
Surname	Sherwood
Declaration date (DD/MM/YYYY)	17/03/2019

Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application) 17/03/2019