



NYMNP

03/02/2020

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 Buildings 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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Green Bank House"/>
Address line 1	<input type="text" value="Fisherhead"/>
Address line 2	<input type="text" value="Robin Hoods Bay"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Whitby"/>
Postcode	<input type="text" value="YO22 4ST"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="495238"/>
Northing (y)	<input type="text" value="504908"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gavin"/>
Surname	<input type="text" value="McDonald"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Green Bank House"/>
Address line 2	<input type="text" value="Fisherhead"/>
Address line 3	<input type="text" value="Robin Hoods Bay"/>
Town/city	<input type="text" value="Whitby"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="YO22 4ST"/>
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):

It is requested that listed buildings consent be given for improvement work to be undertaken in the loft bedroom for the following :

1. A small ensuite room incorporating a toilet and a sink.
2. A roll top bath situated in the bedroom near to the window.
3. Replacement of the rear side casement window which is beyond repair.

In respect of point 1:

Attached is a proposed plan showing the location of the en suite in the room. Careful consideration has been given as to its location and shape so as not to obstruct any sea view as you enter the room. Also directly below the site of the proposed en suite is the bathroom from the first floor which would allow for easier access to the utilities including hot and cold water pipes, water waste and soil waste. Water and soil waste can be tapped into the existing soil pipe presently situated at the front of the house and a separate request for planning consent for this has been made.

In respect of point 2 :

A roll top bath is to be installed in the bedroom set back from the window. Once again access to the water pipes from the bathroom below and the water waste can be utilised and ducted with the minimum of disruption to the bedroom.

In respect of point 3:

The casement window which is situated to the rear of the bedroom and to the side and offering a great sea view is to be replaced. A recent house survey which was obtained when the applicant purchased the premises revealed that the window was rotten beyond repair. A copy of that report is attached. A hardwood like for like window of the same dimensions is to be installed and painted in the same colour in it's place and a diagram of the new window is attached together with photographs of the rotten window.

Has the development or work already been started 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)?

- 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

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).

Minimal external work will be undertaken. This means tapping into the front soil pipe as shown in the attached photograph and will have the minimal impact to the public on installation and also minimal impact on the appearance of the front elevation of the premises. The internal works will include the construction of stud walls for the en suite as shown in the site plan and plumbing works for the water supply which will be brought through the ceiling of the bathroom and into the bedroom in the loft directly above the bathroom.

10. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (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.

Windows	
Please provide a description of existing materials and finishes:	Softwood rear side casement window which has deteriorated beyond economical repair. Painted finish of white gloss inside and a shade of green gloss on the outside.
Please provide a description of proposed materials and finishes:	An exact replica of the window in a hardwood material is proposed as per the attached plan. It will also be painted in the same internal and external colours.

Internal Walls	
Please provide a description of existing materials and finishes:	There is no current internal wall affected by the proposed en suite room.
Please provide a description of proposed materials and finishes:	A stud internal perimeter wall of the ensuite is to be constructed using wooden batons, insulation and plasterboard.

Internal Doors	
Please provide a description of existing materials and finishes:	There is no current internal door for the proposed en suite.
Please provide a description of proposed materials and finishes:	For the entrance to the en suite it is proposed to install a wooden door similar to a door which is installed in the second bedroom of the property. Please see attached photograph of this door. It is to be made in the style of a rustic old ledged door as per the photograph and stained a matt antique pine finish.

10. Materials

Lighting

Please provide a description of existing materials and finishes:

There is currently no ensuite light installed.

Please provide a description of proposed materials and finishes:

It is proposed to run a light from the current ceiling light in the loft bedroom. The light is only a couple of feet away from the proposed en suite and can easily be installed into the en suite by a suitably qualified electrician. It will be operated by a pull chord from the ceiling.

Other type of material (e.g. guttering) Soil Pipe and waste water pipe.

Please provide a description of existing materials and finishes:

There is currently a soil pipe at the front of the house which is used from the first floor toilet.

Please provide a description of proposed materials and finishes:

It is proposed that the soil pipe from the ensuite toilet be tapped into the front soil pipe as per the attached photo. This will me a hole being bored through the wall and the the pipe can be connected as per the the attached photograph.

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

Plans and phtographs covering the above points are attached to the application.

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

The museum is adjacent to the premises. I have consulted with Dick Hoyle from the Parish Council and advised him of the proposed works which will have no affect on the museum. He is happy with this. I have also spoken to the owner of the house to the other side of my property Julian Huitson and advised him of the same. He too is happy with the proposed works.

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?

- 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

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

Other

First name

Surname

13. Pre-application Advice

Reference

Date (Must be pre-application submission)

15/01/2020

Details of the pre-application advice received

Spoke about my proposed plans for improvement works. Basic advice given as to submitting Listed Building Consent form.

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

Gavin

Surname

McDonald

Declaration date
(DD/MM/YYYY)

20/01/2020

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)

31/01/2020