



NYMNPA
04/02/2020

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
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="The Bay Tree"/>
Address line 1	<input type="text" value="Station Rd, Robin Hood's Bay"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Whitby"/>
Postcode	<input type="text" value="YO22 4RL"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="495137"/>
Northing (y)	<input type="text" value="505339"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Other"/>
Other	<input type="text" value="Director"/>
First name	<input type="text"/>
Surname	<input type="text" value="Hudson"/>
Company name	<input type="text" value="Elvington Park Ltd"/>
Address line 1	<input type="text" value="Halifax Way"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	Pocklington
Country	
Postcode	YO421NP
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Richard
Surname	Partington
Company name	Studio Partington
Address line 1	Unit G Reliance Wharf
Address line 2	Hertford Road
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	N1 5EW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Conversion of a former Grade II listed Residential Care Home into a music recording studio; including the demolition of a 1980's extension and erection of a new rear extension to accommodate the main recording studio space together with ancillary office and welfare facilities.

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)?

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

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

If the answer to c) is Yes

What is the total volume of the listed building? 2184.20

Cubic metres

What is the volume of the part to be demolished?

1207.60

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month 8

Year 1982

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The proposal seeks to demolish an unsympathetic 1980's rear extension in its entirety up to the point that joins the Grade II listed Bay Tree building and replace it with a more appropriate extension that is subservient in scale to the existing Bay Tree building and comparable in scale to neighbouring properties to the north and east. Recent unsympathetic 20th century interior subdivisions of the main rooms will be also removed to allow the the internal panelling to be reinstated close to the original.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The nature of the music recording studio requires a single large space which cannot be provided within the unsympathetic 1980's extension or the main listed house. Therefore the demolition of the extension is considered necessary to provide a new purpose built recording studio whilst replacing the existing extension with a more sympathetic building. The new extension will primarily house the recording studio with ancillary spaces located within the listed building which will preserve the relationship of the existing building and the street. The proposed new extension will compliment the reinstated interiors and renovated Grade II listed Bay Tree.

7. Immunity from Listing

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

Yes No

8. 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

8. Listed Building Alterations

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).

Please see drawings 0180_488_PL_014 and 0180_488_PL_015 for the extent of the proposed alterations and removal of the 1980's extension and the recent internal subdivisions of the main rooms. A Heritage Statement accompanies the submission which assesses the existing Grade II listed building, the 1980's extension and the proposed scheme.

9. 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.

External Walls	
Please provide a description of existing materials and finishes:	York stone (listed Bay Tree)
Please provide a description of proposed materials and finishes:	Multi red stock brick with York stone linings and coping

Roof covering	
Please provide a description of existing materials and finishes:	Red clay tiles (listed Bay Tree)
Please provide a description of proposed materials and finishes:	Matt red patinated zinc standing seam roof

Windows	
Please provide a description of existing materials and finishes:	A combination of brown and white window frames with varied window styles including glazing bars or plane panes
Please provide a description of proposed materials and finishes:	Bronze anodised aluminium frames/ louvres

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

Design & Access Statement (ref: 0180_488_DAS2020_Jan), Existing Elevations (ref: 0180_488_PL_040, 0180_488_PL_041, 0180_488_PL_042), Existing Sections (ref: 0180_488_PL_050), Proposed Street Elevations (ref: 0180_488_PL_400), Proposed Elevations (ref: 0180_488_PL_410, 0180_488_PL_411, 0180_488_PL_412, 0180_488_PL_413), Proposed Sections (ref: 0180_488_PL_500, 0180_488_PL_501, 0180_488_PL_502), Bay Elevation (ref: 0180_488_PL_600), Proposed Illustrative Views (ref: 0180_488_PL_900, 0180_488_PL_901, 0180_488_PL_902).

10. Site Area

What is the measurement of the site area?
(numeric characters only).

1410.00

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

The building is currently vacant.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

The building is a former Residential Care Home

11. Existing Use

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

13. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Cycle spaces	0	4	4

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please see schematic drawing : The Bay Tree drainage provided by Elvington Park ltd (date: 3/2/2020).

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

15. Assessment of Flood Risk

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Proposed site plan (ref: 0180_488_PL_100), Proposed bin store (ref: 0180_488_PL_601)

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below:

19. Residential/Dwelling Units

2. Download and complete this supplementary information template (PDF);

3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

21. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	2	3	

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B1 (b) - Research and development	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Machinery/ plant rooms will be provided within the proposed building. Mechanical ventilation will be installed.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

26. Site Visit

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

27. 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	
First name	Jill
Surname	Bastow
Reference	ENQ15704

Date (Must be pre-application submission)

02/08/2019

Details of the pre-application advice received

28. 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?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title	Other
Other	Elvington Park Ltd
First name	

29. Ownership Certificates and Agricultural Land Declaration

Surname

Declaration date

Declaration made

30. 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)