



NYMNPA
07/04/2021

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

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

**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" value="34"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Main Road"/>
Address line 2	<input type="text" value="Aislaby"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Whitby"/>
Postcode	<input type="text" value="YO21 1SW"/>

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

Easting (x)	<input type="text" value="485979"/>
Northing (y)	<input type="text" value="508737"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Helen"/>
Surname	<input type="text" value="Murray"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="34, Main Road"/>
Address line 2	<input type="text" value="Aislaby"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="Whitby"/>
Country	<input type="text"/>
Postcode	<input type="text" value="YO21 1SW"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Gerry"/>
Surname	<input type="text" value="Rogerson"/>
Company name	<input type="text" value="Rogerson Limited"/>
Address line 1	<input type="text" value="The Old Post Office"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Stonegrave"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="YO62 4LJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Has the 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. Immunity from Listing

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

Yes No

7. 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?

1100.00

Cubic metres

What is the volume of the part to be demolished?

47.00

Cubic metres

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

Month

1

Year

1940

(Date must be pre-application submission)

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

Single storey, stone faced, lean to, attached garage with monopitched slate roof. The garage is connected to the house via an internal door. The garage is not seen on a map dated 1927 or any maps prior to this date.

The existing garden store is also proposed for removal. The store is small, single story and stone built, with monopitched, profiled metal roof.

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

To safeguard the historic floor plan of Pond House an extension is proposed to the rear to provide a more open plan, family space with contemporary finishes and services. The extension will allow views and improved access to the private rear amenity of the dwelling, which is currently largely separated from the internal spaces. In addition, the extension will provide improved energy efficiency of the house without the need for direct improvements to the house itself, which would compromise and cause harm to the historic interiors and fabric. The removal of the garage would make way for the proposed extension and open up the amenity to the rear, ensuring the dwelling provides a well balanced and considered variety of accommodation that will ensure the enjoyment, continued care and longevity of Pond House.

The garden store is proposed to be replaced, as the existing store is prone to frequent flooding due to the topography of fields that surround the rear of the garden. The proposed replacement is timber framed, built partly off the existing retained foundation / first course of the existing shed, to avoid the need for any excavation in this area, which lies beneath a substantial tree. The store is modestly enlarged, with the increased area built off timber posts with minimal intervention in the ground (such intervention being in the existing paved area adjacent to the store).

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

8. Listed Building Alterations

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).

Please see the Application drawings and documents.

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 list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Fair faced stonework to existing external walls	Fair faced stonework to existing external walls retained; extension walls clad in horizontal zinc panels
Roof covering	Existing roofs clad in slate	Slate cladding to existing house and side wing roofs retained; extension roof, incorporating roofs to retained rear porch, utility and outbuilding, clad with standing seam zinc.
Chimney	Fairfaced brickwork with stone capping	Fairfaced brickwork with stone capping, as existing (unchanged)
Windows	Paint finished, timber framed windows	Replacement windows to house and retained rear buildings in paint finish, timber framed. Windows to proposed extension in powder coated aluminium.
External Doors	Existing timber rear door	Existing timber rear door retained. New door to rear of retained outbuilding (proposed Utility Room) in paint finish timber framed. New doors to proposed extension in powder coated aluminium.
Ceilings	Ground floor Music Room ceiling is tongue and grooved timber (modern). First floor bathroom ceilings are plasterboarded. Bedroom 5 ceiling is fibreboard panels with cover latts.	Ground floor Music Room ceiling proposed finish in plasterboard and skim. First floor bathroom ceilings proposed finish in plasterboard and skim. Bedroom 5 (proposed Bedroom 4) ceiling proposed finish in plasterboard and skim.
Internal Walls	Bathroom walls are largely tiled. Bedroom 5 walls are fibreboard with cover latts.	Bathroom walls proposed to be plasterboard and skim, with tiled areas. Bedroom 5 (proposed Bedroom 4) proposed to replace fibreboard lining to studwork with plasterboard and skim, while removing fibreboard from brick panels and hot lime point the brickwork.
Floors	Bathroom floor is tiled. Bedroom 2 ensuite floor is carpeted.	Bathroom, WC (first floor) and Bedroom 1 Ensuite floors proposed to be "Amtico" or similar, laid on 9mm plywood overlaid on existing / retained floor boards.
Internal Doors	Paint finished timber doors.	All retained as existing, paint finished timber doors.
Rainwater goods	Paint finished cast iron.	All retained as existing paint finished cast iron to host house, with integrated secret gutters to the new zinc roof
Boundary treatments (e.g. fences, walls)	Mix of stone wall, hedge and timber rail fencing.	All retained as existing, mix of stone wall, hedge and timber rail fencing.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Vehicle access and hard standing	Mix of tarmac and cobbles.	All retained as existing mix of tarmac and cobbles.
Lighting	Wall mounted light fittings to the rear of the house.	Wall mounted light fittings to the rear of the house.
Other Roof lights	Mlx of roof lights styles and types. Velux rooflights to the second floor roof. Mismatched pair of roof lights to the rear single storey roofs.	Replacement conservation rooflights to the second floor roof. Frameless, patent glazed rooflights to the proposed extension.

Are you submitting additional information on submitted plans, drawings or a design and access statement? Yes No

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

TPH - Design Access & Heritage Statement

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

Is a new or altered vehicle 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

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

11. Parking

Will the proposed works affect existing car parking arrangements? Yes No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

TPH-S.100 - EXISTING GROUND FLOOR PLAN
TPH-S.105 - EXISTING SITE BLOCK PLAN
TPH-P.100 - PROPOSED GROUND FLOOR PLAN
TPH-P.105 - PROPOSED SITE BLOCK PLAN

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

13. 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

14. 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:

14. Pre-application Advice

Title	<input type="text"/>
First name	<input type="text" value="Clair"/>
Surname	<input type="text" value="Shields"/>
Reference	<input type="text" value="NYM\2019\ENQ\15828"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

"As the property remains relatively unaltered internally, it is considered that the best option to create a larger kitchen would be through a sympathetic extension to the rear of building, rather than internal remodelling, possibly through the demolition of the garage building and rebuilding with something more sympathetic. Certainly the garage appears to be a more modern addition however the rear entrance porch and the utility area are likely to be original to the building, or built soon after, and therefore elements of these structures may need retaining."

"In terms of parameters, there is historic evidence of a linear structure running along this rear elevation and therefore it is likely that we could support something of a similar size, possibly encompassing the drawing room window which could be replaced with patio doors given the evidence of its remodelling/alteration. Also, in terms of design we do think that a clean modern structure would help to maintain the distinction between the historic property and any new kitchen/dining area (providing the original wall of the property is left exposed)."

"You also mention creating an internal door from the drawing room to provide internal access to the side storage room (formerly the stable). However I feel that this would be harmful to the form and layout of the building and also the formal character of the room itself and is therefore unlikely to be supported. Given that we would have no objections to the replacement of the rear window with patio doors, it is hoped that this would provide a more usable use of the building so that the drawing room and end storage room could be maintained in their current form."

15. 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?

16. 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	<input type="text" value="Mr"/>
First name	<input type="text" value="Gerry"/>
Surname	<input type="text" value="Rogerson"/>
Declaration date	<input type="text" value="06/04/2021"/>

Declaration made

17. 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)

06/04/2021