

**From:**  
**To:** [Planning](#)  
**Subject:** The Cottage Sneaton Hall Sneaton Ref NYM/2021/0379/INVALID  
**Date:** 20 May 2021 11:41:04  
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F.A.O Mrs J Strickland

Acting on behalf of Mr Ahsen Bhatti.

Please find attached revised drawings for the above application. I have altered all the proposed drawings as I was unhappy with some of the details . I have also as you requested added a more detailed drawing of the proposed screening (4) paragraph.

I have changed the rooflight on the roadside view to a heritage unit as there is doubt upon the classification of the building and feel

that the revised unit more in keeping with the classification.

Other items you have requested will be provided shortly. Thank you.

regards

Norman Barker

**Planning Statement**  
**Update and extending Sneaton Hall Cottage**  
**Sneaton Lane**  
**Sneaton**  
**Whitby**  
**North Yorkshire**

NYMNPA

11/05/2021

**1.0) Historical Information**

Sneaton Cottage is a stone-built cottage attached to the old Sneaton Hall. The Cottage has had single storey extensions in the past and it is now felt that it is time to improve the accommodation further by the addition of further small scale single storey extensions along with updating and improving the facilities to bring it up to current standards

**2.0) Existing site and surrounding area**

The premises are located on the fringe of the village of Sneaton. The development lies on one of the main roads through the village.

The village is one of mixed housing and the community is served by local transport links to Whitby and surrounding areas. The village provides a popular local Inn, and village hall.

**3.0) Proposed Description**

The proposed development consists of two small scale single storey additions. Access to a roof seating area and some changes to windows and an external door that opens straight out on to the busy Sneaton Lane, this is seen as a very risky location and it is proposed to remove the door and build a high-level window in its place. The existing garage is to be removed and the area used to store the bins and oil tank all of which will be screened along with a small covered open sided seating unit.

There is also plans for a small timber store and workshop.

**4.0) Design Principles**

The premises retain the traditional character of the existing premises and of the general properties within the village of Sneaton and has very little visual change to the front and only small changes to the rear elevation.

**5.0) Construction and Appearance**

As the proposed development consists of existing buildings the external construction will be minimal as most of the fabric of the walls is in fairly good condition. The Pantile Roof coverings will be removed where used and replaced by Slate.

**6.0) Environmental Impact**

No anticipated impact upon the local environment should be made due to the change of use of the property as the previous use was of a retail sales unit, and has traded in that capacity for many years

**7.0) Access**

The access to the property will be retained and no changes are planned

5<sup>th</sup> November 2021

## Supporting Heritage Statement

**Application for Planning and Listed Building Consent for internal and external alterations, enlargement of existing single storey rear extension, construction of additional single storey extension with balcony above and catslide dormer window; on behalf of Mr A Bhatti.**

**At The Cottage, Sneaton Hall, Sneaton Lane, Sneaton, YO22 5HP**

KVA Planning Consultancy has been commissioned to submit a supporting heritage statement to sit alongside a planning and listed building application on behalf of Mr A Bhatti ('the applicant') to the North York Moors National Park Authority ('NPA').

The applicant has submitted plans to the NPA showing both the existing and proposed alterations to his property 'The Cottage' which forms one of two cottage dwellings attached to the north-western elevation of Sneaton Hall which is a Grade II Listed Building. It is not in a Conservation Area.

*Figure 1: Sneaton Hall*



*Image: Google Maps*

The Historic England listing refers to Sneaton Hall as 'Sneaton Hall Hotel' – the property is in fact now a private dwelling. In figure 1 above, the two extensions to the main house can be seen either side of the original dwelling. The smaller building set back on the far left of the image is part of the application site and the only part of the site visible at this elevation.

The property was listed in July 1989 and the image shown on the Historic England Listing Entry cuts off the property subject to this application, presumably as a result of the detail referring to this part of the building in the listing, set out below:

List Entry Number: 1174874

*Details: SNEATON VILLAGE NZ 80 NE 4/159 Sneaton Hall Hotel GV II Small country house, now hotel. Late C18, with early and late C19 alteration and extension. Early C19 extension for James Wilson. Original part pebble-dashed with tooled sandstone quoins; extensions in rusticated sandstone with tooled quoins. Slate roofs. Originally central entrance- hall plan; later extensions at sides and rear. 2-storey, 3-window front, with 2-storey extensions at right and set back at left. Central 6-panel door in pilastered doorcase in Doric porch with overhanging cornice, fluted frieze and bulbous finials. Windows are 12-pane sashes with stone sills. Coped gables and shaped kneelers finished with ball and pedestal finials. End stacks. Left return contains tall round-headed staircase window. Both extensions have 12-pane sash windows with stone sills. Right extension has copied gable with finial on kneeler and end stack. Left extension has hipped roof and is included for group value. Far right lean-to extension and Sneaton Hall Cottages at left rear not of special interest.*

As set out above, a limited part of Sneaton Hall Cottage (subject to this proposal) is shown to the far left of Figure 1 and according to the listing above is 'not of special interest'. That being said, it is a fact that development adjacent or near to a listed building can impact upon the special character of that building. The special significance of the cottages themselves are therefore considered to be minimal, however, the fact that they are immediately adjacent to the listed building increases their importance and as such should be developed sympathetically and with careful consideration.

With this in mind, as can be seen from the proposed elevational drawings submitted in support of the proposals (drawing no: AB/2021 – 3 of 5), the applicant does not propose any alteration to the 'end elevation' as seen on figure 1 in order to ensure the principal view of the listed building is preserved.

Figure 2 – End Elevation



The applicant proposes to replace the roof tiles to the roadside elevation of the building with slate to match those in existence with the main Sneaton Hall and the end elevation as shown in Figures 1 and 2 above. This will ensure that the roof is much more compatible with the listed building.

The existing Roadside elevation (shown below in figure 3 and on drawing number: AB/2021 – 1 of 5) highlights 2 no. skylight windows in the lower part of the cottage roof. The proposed drawing (AB/2021 – 3 of 5) shows this replaced with 1 larger window in order to supply greater natural light into a proposed bedroom.

*Figure 3 – Existing Roadside Elevation*



The applicant has proposed 2 further changes only to this elevation.

The applicant proposes to replace the doorway with a window. This is primarily due to the fact that the doorway is not used and was not utilised by recent previous owners due to the obvious road safety risk. There are no historic trods to the entrance and no other entrances to either the applicant's cottage or the adjacent one on this elevation. The proposed window would allow natural light into a particularly dark interior at present and increase residential amenity.

The final change to the roadside elevation is the increased size of the window, from the existing 4 pane to proposed 6 pane, to the ground floor room adjacent and to the right hand side of the door. The applicant proposes to retain the style of the existing and that found in the end elevation which are located in the same lounge area but to enlarge it to afford more natural light to the main living area. Figure 4 below shows the current small window and door to be replaced with larger windows.

*Figure 4 – Existing Door and Small Window to be replaced*



It is clearly visible that the building itself has been subject to many alterations over the years through the presence of obvious changes to the stonework. An example of this is shown in figure 5 below, however, on site many examples can be seen on all elevations.

*Figure 5 – Alterations to the building over time*



Furthermore, this part of the building cannot be seen from the front elevation which is detailed in the listing description and is referred to as having 'no special interest'. As such these proposed

alterations are not considered to be of detriment to the building and the significance of the change to the building is considered negligible.

The rear elevation is contained within a small courtyard which forms part of the rear of the main dwelling that is Sneaton Hall. The access and driveway are both located to this side of the building. The main dwelling itself and the cottages have been much altered overtime and are not included within the details of the listing.

*Figure 6 - Rear of Sneaton Hall*



Furthermore, permission was granted to a previous owner of the cottage to create the existing extension to the ground floor which does not add anything to the special character of the adjacent listed building and a series of dormer extensions.

*Figure 7 – Existing Extension at The Cottage*



Figure 8 - Existing Dormer Extensions



Figure 7 above illustrates the existing extension which is proposed to be replaced with a larger extension which will allow the applicant to open up the internal living areas (kitchen and snug) and provide greater room and light opportunities alongside giving the building a contemporary feel. The applicant has further proposed the removal of 2 existing first floor windows and replacement with doors and a small balcony area above the proposed first floor extension (as seen on drawing no: AB/2021 – 3 of 5 and 5 of 5).

The applicant further proposes to retain the part of the cottage shown above in Figure 8 (to the near side of the gate) as a separate self-contained cottage. As such the lower ground floor window is proposed to be altered into a door (retaining the existing stone lintel) with a window either side for access. The drawings listed above also show an alteration in the roof height to this part of the building in order to alter the dormer windows to form a separate Juliet balcony railing to be fitted to allow full and safe opening permitting full advantage to be taken of the long-range views along the valley.

The final proposal for this elevation is the replacement of the small first floor window with a dormer catslide window and Juliet balcony to the left hand most side of the rear elevation shown in Figure 6 above and on the proposed 'Dormer Window' Plan submitted in support of the proposal.

Due to the dated appearance of the existing first floor extension and the existing dormer extensions alongside the fact that the rear of the Hall and the Cottages have clearly been altered several times over the years as witnessed on site by various changes to stonework, it is not considered that the rear of the building has any particular special significance attributing to the character of the building, whilst acknowledging that part of it forms the rear elevation of a listed building. The listing details



(shown on page 2 of this statement) do not mention the rear of the buildings and as stated the cottages are 'not of special interest'. As such, it is considered that the proposals would not be detrimental to the Listed Building and the change in appearance will be beneficial whilst adding a contemporary finish. It is considered that the modern finish alongside the existing stone facades and slate roof will compliment each other and sit comfortably.

With regards to proposed internal alterations, the applicant proposes several minor alterations to stud walls on the first floor of the property in order to provide more space to the bedroom areas by altering the layout of existing bathrooms and creating a clear landing. Some of these openings were clearly original as existing door lintels are located within the walls and will be retained. Drawing numbers AB/2021 – 2 of 5 and AB/2021 - 4 of 5, highlight the existing and proposed internal spaces.

As this part of the building is not listed and is of no special interest, whilst clearly an aged building, these internal alterations do not impact the Listed Building in any way.

Finally, the applicant has proposed to demolish the existing small garage, which is not fit for purpose, and in a neglected state of repair, to create a garden area with a formal car parking area on the existing concreted courtyard area, much of which will be retained. It is not considered that any of these external alterations will detrimentally impact the listed building in any way as the rear area is fully enclosed.

In conclusion, it is considered that the proposal is not contrary to the policies set out in the North York Moors National Park Authority Local Plan (2020), specifically Strategic Policy I and Policy ENV9, or Section 15 of the National Planning Policy Framework which all seek to prevent harm to the historic environment and its important setting. The effect of the proposals in terms of the proposed external alterations are considered to have negligible/minor effect on the significance of the heritage asset at this location and, if anything, it is believed the proposals to the rear elevation will enhance the location. It is therefore, respectfully asked that this application be approved.