



NYMNP

09/04/2024

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Cliff House"/>
Address Line 1	<input type="text" value="Cliff Street"/>
Address Line 2	<input type="text" value="Robin Hoods Bay"/>
Address Line 3	<input type="text" value="North Yorkshire"/>
Town/city	<input type="text" value="Whitby"/>
Postcode	<input type="text" value="YO22 4RY"/>

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

Easting (x)	Northing (y)
<input type="text" value="495277"/>	<input type="text" value="505019"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

HG3 1RY

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Replacement rear lean-to extension accessed from first floor level utilising ground floor void as new kitchen in addition to internal alterations.

Has the work already been started without consent?

- Yes
 No

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

Immunity from Listing

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

- Yes
 No

Demolition of Listed Building

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?

357.00	Cubic metres
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What is the volume of the part to be demolished?

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

Month

January

Year

1975

(Date must be pre-application submission)

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

1970's lean-to timber framed conservatory on a natural stone plinth. Conservatory is single glazed with a red-painted slate roof.

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

Conservatory was constructed in the 1970's and has reached the end of its life. The conservatory forms the living room to the property and due to the single glazing, it is impossible to utilise the room either in hot or cold weather. The roof and floor have little or no insulation contributing to the now unacceptable thermal performance.

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).

Proposals for works to the listed buildings are illustrated on the existing and proposed floor layouts and elevations (drawing numbers 519/01(02)002-042) as well as being described in the Heritage Assessment.

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

Type:

External walls

Existing materials and finishes:

Natural stone

Proposed materials and finishes:

Natural stone

Type:

Roof covering

Existing materials and finishes:

Pantile and red painted slate

Proposed materials and finishes:

Pantile

Type:

Windows

Existing materials and finishes:

Timber framed single and double glazed windows of varying styles

Proposed materials and finishes:

Historic single glazed windows to be repaired. New windows to replace modern single and double glazed windows in main house to be timber framed double glazed. New windows in replacement extension to be aluminium framed double glazed.

Type:

Ceilings

Existing materials and finishes:

Plasterboard to second floor

Proposed materials and finishes:

Plasterboard to second floor

Type:

Internal walls

Existing materials and finishes:

Lath and plaster & plasterboard

Proposed materials and finishes:

Lath and plaster repaired generally with new walls to bathrooms formed in timber stud and plasterboard.

Type:

Floors

Existing materials and finishes:

Timber floor boards

Proposed materials and finishes:

Timber floor boards

Are you supplying 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

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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

Mrs

First Name

Jill

Surname

Bastow

Reference

NYM\2023\ENQ\19895

Date (must be pre-application submission)

23/01/2024

Details of the pre-application advice received

We are able to support these subject to the retention in situ of the two antique pine cupboards on the top floor; these should be so marked on the plans. These cupboards are now incorporated in the proposals.

We welcome the amendment to a lean-to form but would ask that the rooflights are omitted to retain a higher solid to void ratio given that much more of the stone gable wall will be concealed by the extension. However our support is subject to a structural survey which demonstrates that the extension will not cause any structural instability to the listed building which I believe you have in hand. Rooflights have been omitted and a structural survey accompanies the application.

In my letter of 22 September I raised the issue of Policy CO17 and the 30% threshold for extensions. The existing habitable floorspace amounts to approx. 79 sq.m and the proposed two storey extension would add a further 37.5 sq .m which equates to a 47.5% increase in habitable floorspace which would not normally be supported in principle. As required by the policy you will need to set out what you consider to be the compelling planning considerations in favour of a larger extension.

Extension has been reduced in size (depth) and calculations provided on page 38 of the DAS showing an increase in floor area of 15.04%.

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

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

First Name

Surname

Declaration Date

09/04/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ed Jagger

Date

09/04/2024