

Nym/2016/0277

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 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

LB exempt

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. Applicant Name, Address and Contact Details

Form fields for Applicant Name, Address and Contact Details. Includes fields for Title (Mr), First Name (John), Surname (Guthrie), Company name, Street address (Little Hilla Green, Hackness), Telephone number, Mobile number, Town/City (Scarborough), Country, Postcode (YO13 0BS), and Email address. A red stamp reads '- 8 APR 2016'. A question 'Are you an agent acting on behalf of the applicant?' is followed by radio buttons for Yes and No.

2. Agent Name, Address and Contact Details

Form fields for Agent Name, Address and Contact Details. Includes fields for Title, First Name (Peter), Surname (Rudsdale), Company name (Rudsdale Architectural Services), Street address (20 Church Street, Castleton), Telephone number, Mobile number, Town/City (Whitby), Country (United Kingdom), Postcode (YO21 2EQ), and Email address.

3. 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):

Conversion of redundant agricultural building, formally used as stables and cow byre to form holiday cottage. Building is Grade II listed and alterations will include formation of openings through internal walls, structural repairs, removal of concrete floor slabs, re-roofing using existing tiles and internal works as required to provide living accommodation.

Has the development or work(s) already started? [] Yes [x] No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

NYMNP
- 8 APR 2016

Has assistance or prior advice been sought from the local authority about this application?

Yes No

6. 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

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

7. Waste Storage and Collection

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

Yes No

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

Yes No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

If Yes, please provide details of the name, relationship and role:

3. Demolition

Does proposal include total or partial demolition of a listed building? Yes No

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

What is the total volume of the listed building? m³ What is the volume of the part to be demolished? m

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Removal of part of 4No internal masonry cross walls.

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

To form openings to provide access through the building.

10. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1424-03 Rev B
1424-08
1424-PS01 Rev A



11. Listed Building Grading

If known, 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

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	10	10	0

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Ceiling - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Plasterboard

Chimney - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Black metal flue

External Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

External Walls - description:

Description of *existing* materials and finishes:

Coursed stone.

Description of *proposed* materials and finishes:

Coursed stone.

Floors - description:

Description of *existing* materials and finishes:

Concrete with small area of brick

Description of *proposed* materials and finishes:

To be agreed

Internal Doors - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

Painted timber

Internal Walls - description:

Description of *existing* materials and finishes:

Part stone part render

Description of *proposed* materials and finishes:

Plasterboard

Rainwater goods - description:

Description of *existing* materials and finishes:

plastic

Description of *proposed* materials and finishes:

cast iron

Roof covering - description:

Description of *existing* materials and finishes:

Clay pantiles

Description of *proposed* materials and finishes:

Clay pantiles

Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

14. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

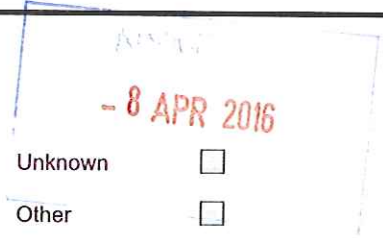
If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1424-03 Rev B Plan and elevations as existing.
1424-07 Rev C Proposed site plan.
1424-08 Plan and elevations as proposed.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other



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 and state references for the plan(s)/drawing(s):

Foul drain will discharge into existing septic tank which was upgraded when Manor Farm and Manor Farm Cottage were refurbished in 2010. This work was approved by NYMNP at the time.

16. 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 an appropriate 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

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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. Existing Use

Please describe the current use of the site:

Redundant farm building.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site:

Stable

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

19. Trees and Hedges

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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'.

20. Trade Effluent

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

Yes No

21. Residential Units

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

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses			1		
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

21. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

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22. All Types of Development: Non-residential Floorspace

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

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	146	146	146	0
Total	146	146	146	0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area?

188.00

sq.metres

26. 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:

Holiday cottage

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 clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(

B. Highly reactive/explosive substances

Amount held on site

Tonne(

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(

28. 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? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate A)

Person: 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

NYC
- 8 APR 2016