



2017/0278

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. Applicant Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City: Telephone number:
Mobile number:

Country: Fax number:

Postcode: Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

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):

Repair and renovate cottage.
 replacing windows with traditional sash windows.
 repair dormer window and replace with traditional small pane Yorkshire sash
 replacing 1960 internal door with original style door
 repair small garden/yard wall at front using lime mortar and possibly add traditional metal railings.
 replace small garden wall of concrete slabs[upended] with stone.
 repair and replacement of rotten floor structures
 replacement of rotten ground floor timbers structure with concrete floor and fit sovereign drainage channels
 remove and replace rotten kitchen floor joists
 repair and replace external render
 conversion of current bedroom washbasin area to bedroom ensuite area. Repair and replace bathroom area adding toilet.
 repairing roof purlins with steel support[concealed where possible] or replace purlins like for like



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

4. Site Address Details

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

Description:

House:	<input type="text" value="8"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="The Esplanade"/>		
	<input type="text" value="Robin Hoods Bay"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="WHITBY"/>		
Postcode:	<input type="text" value="YO22 4RS"/>		

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

Easting:	<input type="text" value="495229"/>
Northing:	<input type="text" value="505078"/>

5. 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: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

- 1)
 - No objection to the works specified in relation to the roof repairs, but would comment that the steel I-beams used to supplement the existing purlins would detract from the appearance of the exposed timber roof structure and it would be preferable if they could be hidden above the ceiling to sit between the two extant sets of purlins.
 - No objection to reconstruction of the dormer window but alterations to the design and materials will require listed building consent (LBC) and I would recommend that the design is amended to match Bramble Cottage adjoining, which has small-pane Yorkshire sash, rendered cheeks and a slated roof, rather than PVC and GRP described in the schedule. (Photo attd to illustrate.)
- 2)
 - No objection.
- 3)
 - No objection to replacement windows and doors (front or back). LBC and planning permission required for any alteration to design or materials. Replacement with traditional sash windows to match Bramble Cottage would be eligible for a conservation area enhancement, currently 50% up to £1500, but we could give separate grants for back and front.
 - Please provide evidence in your LBC application for the necessity of rebuilding the Esplanade garden wall and a specification of work. Metal railings would require LBC and planning permission. I have attached an image which shows some low 19th century ironwork at the start of the terrace but if you could find anything clearer showing the farther end of the terrace it would be helpful in determining an appropriate style for reinstatement. Accurate reinstatement of a 19th century style would also be eligible for enhancement grant.
- 5)
 - LBC required for comprehensive replacement of floor structure and floorboards. Please include photographs with your application showing the existing timbers and floorboards and evidence of their poor condition.
- 6)
 - Removal of all plaster and timber floor structure and staircase and replacement with drylining system and concrete floor and new staircase requires LBC. Please include photographs of all elements to be removed and an assessment of any impact on historic fabric: e.g. are there any historic doors in situ or is the staircase historic but suffering from decay? Are the partition walls all of modern construction? The doors to the airing cupboard look to be historic. Where historic fixtures remain they should be retained, repaired or relocated where possible.
- 8)
 - Ceilings on the first floor may be underdrawn between the joists as existing but not under the joists as this would create a relatively characterless, flat finish compared to the existing beamed ceilings.
- 9)
 - The creation of an en-suite bathroom may require LBC. Please clarify layout and service routes.

5. 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
-

3. 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
-

9. Demolition

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

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):

The main bedroom has a washbasin area. The proposal is to partition this area off and add a shower and toilet using the same drainage pathway for the shower as the current washbasin. The proposal for WC drainage would be to be to the front of the property [Esplanade]. This would be designed to a) minimize disruption to the historic fabric of the building b) to provide less intrusive pipework than the current soil pipe of the adjacent property [No7] see photo

The new door will be the same design as the original doors [see photo, BLOOMSWELL SIDE.] [see additional plans]

WC added to downstairs bathroom with drainage through new concrete floor to Bloomswell mains.

If both WC plans accepted..remove the wc adjacent kitchen and open up kitchen by removing 1960 partition and sliding door. [as done at No 9]

See details of works above and in Materials.

10. Listed building alterations

See surveyor's report documenting current condition of property
See structural engineers report documenting state of roof timbers and plan of repair work.
See photos attached of roof timbers

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

No Vehicle Parking details were submitted for this application

14. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Small wall around front yard area. The wall is coursed sandstone topped with sandstone copings. It is clear to see where previous iron railings have been removed likely for ammunition supply during the war
some areas of the wall have been damaged
At the esplanade side of the property a sitting out area is defined with modern concrete paving slabs laid on their end. [see photo] Adjacent properties have stone walls

Description of *proposed* materials and finishes:

At front; do replacement of damaged stone. restoring wrought iron railings if possible.
At rear replace concrete slabs with stone walls.

Ceiling - description:

Description of *existing* materials and finishes:

Upper ground floor open joists with worn infill panels
Lower ground ceiling coating is polystyrene tiles.
Upper floor lath and plaster, with some damage by water. Some areas boarded over

Description of *proposed* materials and finishes:

Board and plaster damaged ceilings upstairs.
upper ground ceiling repair preserving the visible joists.
Remove lower ground polystyrene tiles and replace with boarding as above

External Doors - description:

Description of *existing* materials and finishes:

approx 40y old timber door with some damage

Description of *proposed* materials and finishes:

repair or replacement with similar timber door, matching neighbours design [see photograph]

External Walls - description:

Description of *existing* materials and finishes:

sand cement render coating on walls. This is in poor condition with loose and flaking sections

Description of *proposed* materials and finishes:

repair render with like for like material

Floors - description:

Description of *existing* materials and finishes:

14. Materials

Timbers on the floor in the kitchen are wet through and have clearly softened. Some of the joists and supports are suffering from rot and woodboring beetle activity.

There is significant damp in the timber floor of the lower ground floor. There is one area [storeroom] with a concrete floor

Description of *proposed* materials and finishes:

Plan for the upper ground floor [kitchen] Replace the existing defective timber joists in the basement store. Remove the existing kitchen and flooring.

Supply and fit new 75 x

150mm timber floor joists, wrapping the joist ends to isolate them from the masonry work. Supply and fit new redwood timber floorboards to the kitchen floor ready to receive new kitchen.

The plan for the lower ground floor is;

Remove existing timber floor and excavate existing concrete floor.

Remove all existing plaster / render to walls back to the original stone substrate on all perimeter walls.

Care to be taken during excavation process not to undermine the existing footings.

Lay new concrete floor throughout to suit current building control regulations. Channels are to run and be connected into the existing rainwater drainage to the front of the property.

Supply and fit Sovereign membrane system to walls and floor, sealing all joints to the manufacturer's instructions.

Lay 75mm concrete screed to the floor over the new membrane system ready to take a floating floor finish of 75mm insulation and 18mm chipboard flooring.

Roof covering - description:

Description of *existing* materials and finishes:

slate roof intact.

supporting purlin[s] cracked

Description of *proposed* materials and finishes:

like for like replacement of purlins OR steel beam adjacent to existing purlin to provide support and repair. [Concealed in roof structure where possible]

Windows - description:

Description of *existing* materials and finishes:

current windows are single glazed casement units. Frames are rotten

Description of *proposed* materials and finishes:

replace with traditional timber sash windows at rear of property. Replacement dormer window with small pane yorkshire sash

Paint according to local approved colour scheme

Drawings of windows to follow

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

the only current soil pipe is direct from toilet to mains [on The Esplanade]

Description of *proposed* materials and finishes:

new soil pipe from proposed ensuite. Internally this will follow the same [concealed] route as the water and drain pipe, from upper bedroom to esplanade frontage. Single down pipe as shown in document [other plans] contrasted with external plumbing in 7 The esplanade [see photo] Pipe material will be as recommended by NYMPA [cast iron] painted to match frontage

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:

proposed location for soil pipe [other plan.document]

Esplanade side of property [photo.document]

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

15. Foul Sewage

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

see details in material section, and see photo annotated in documents[additional plans]

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:

residential property

Is the site currently vacant?

Yes No

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

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? It 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					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

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

21. Residential Units

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

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

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?

30.10	sq.metres
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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:

residential

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
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B. Highly reactive/explosive substances

Amount held on site

		Tonne
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27. Hazardous Substances

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

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

02/04/2017