

WANNPA
- 6 NOV 2007

EXISTING PANTILE ROOF
OVERHAULED

LEAD
FLASHING

BRACKET
DRINGS

LAST
ROW
BUTTERS
STRIPS

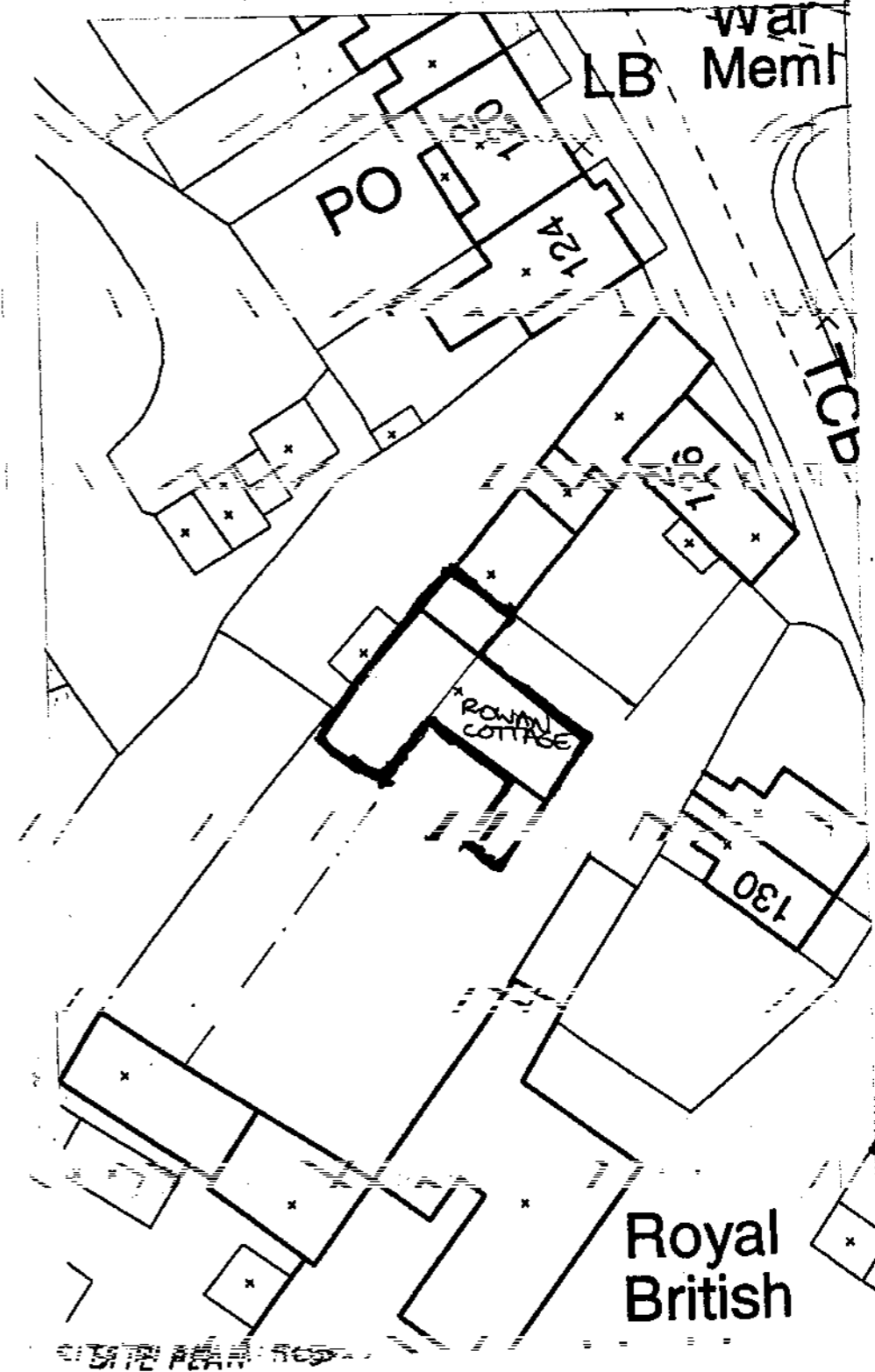
STONEMWORK TO
MATCH EXISTING

STAINED
TIMBER WINDOWS
& DOORS

WEST ELEVATION PROPOSED

STONE TO
MATCH
EXISTING

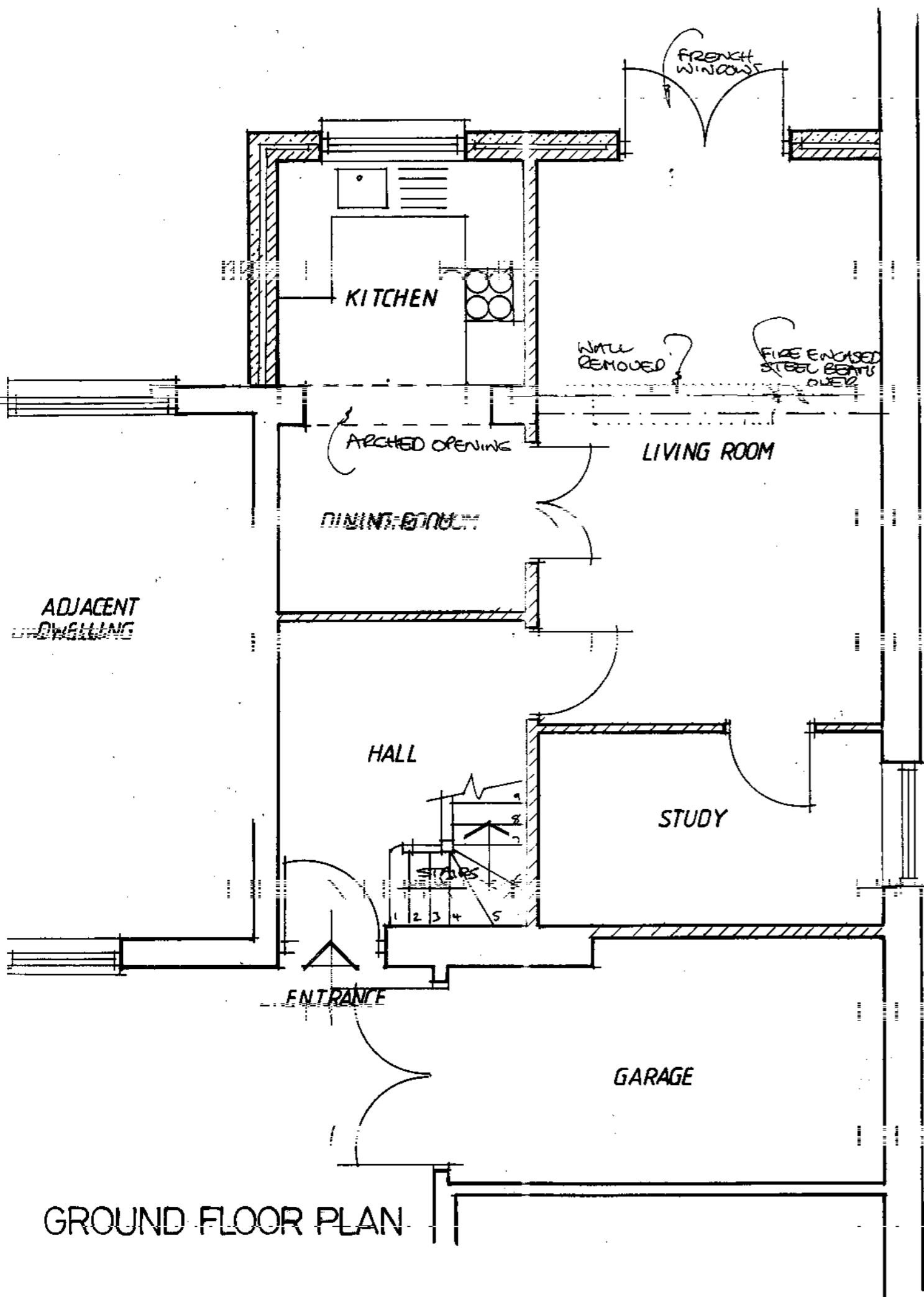
SOUTH ELEVATION PROPOSED



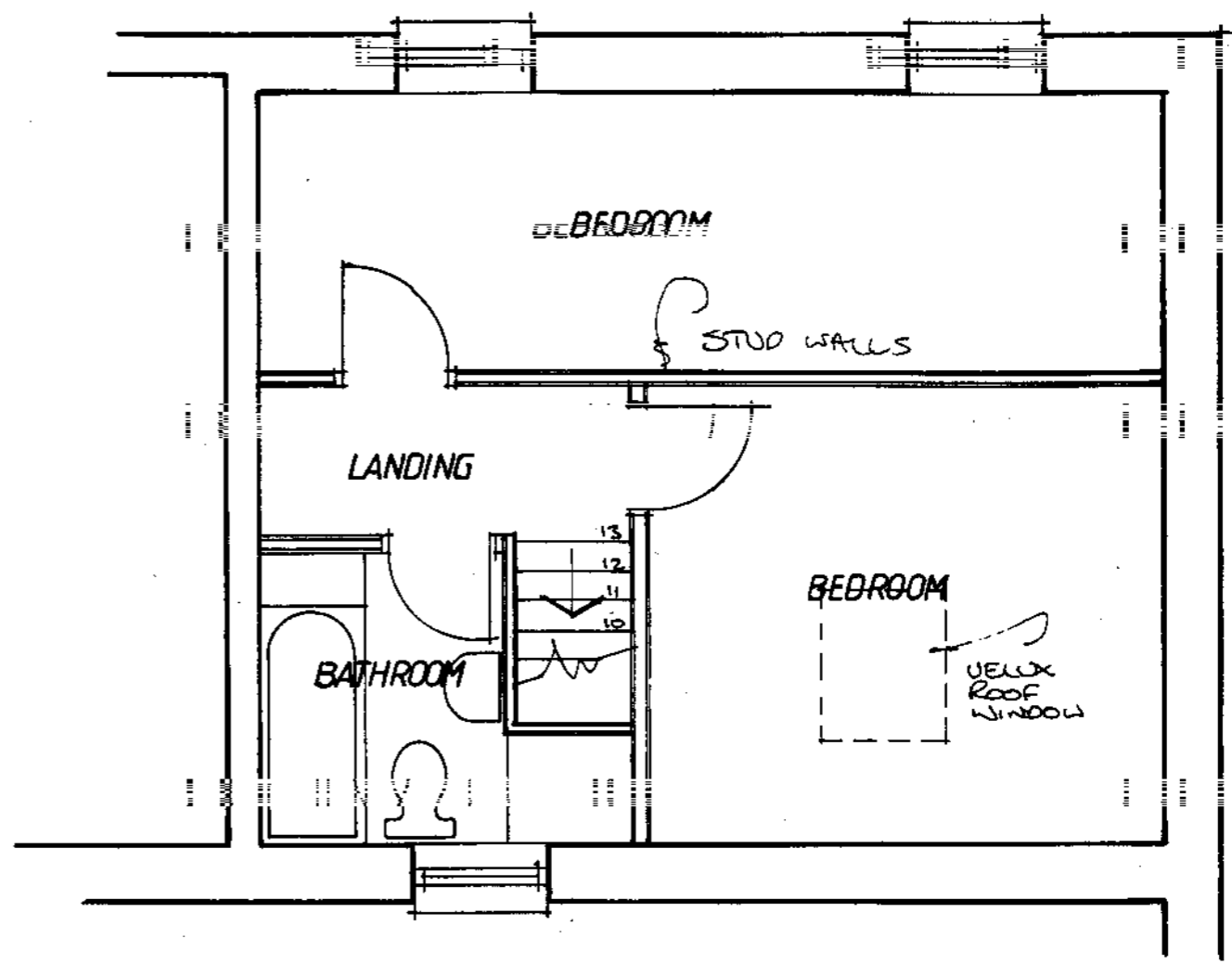
PROPOSED DWELLING ADJACENT ROWAN COTTAGE, HIGH STREET,
HINDERWELL, for Mr J SMITH
ELEVATIONS AS PROPOSED, SITE PLAN

Scales 1:75, 1:500

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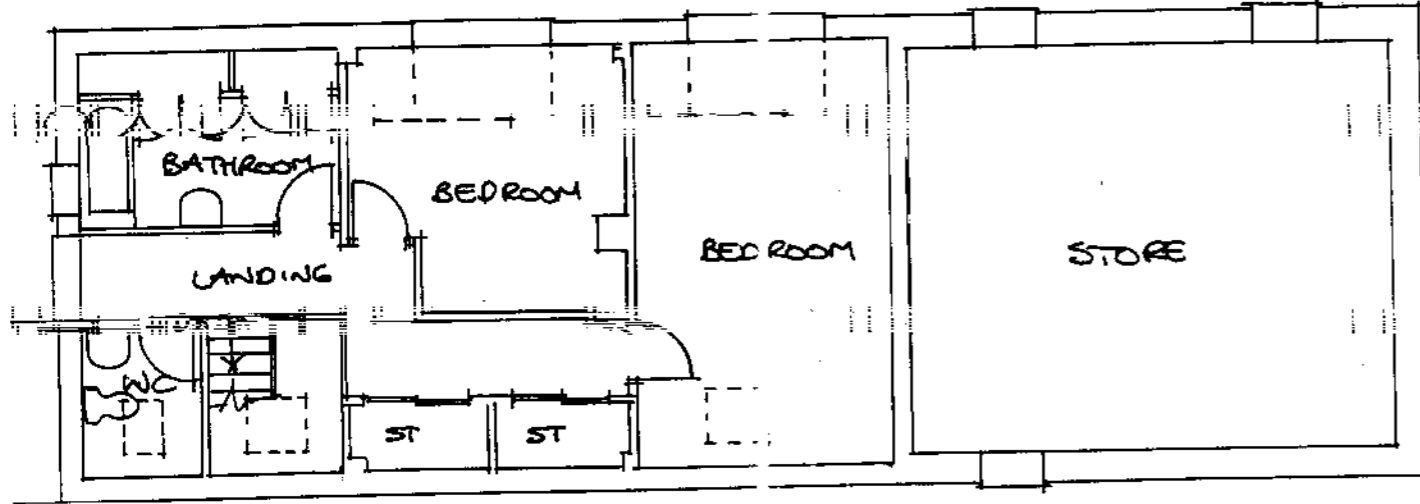
GROUND FLOOR PLAN



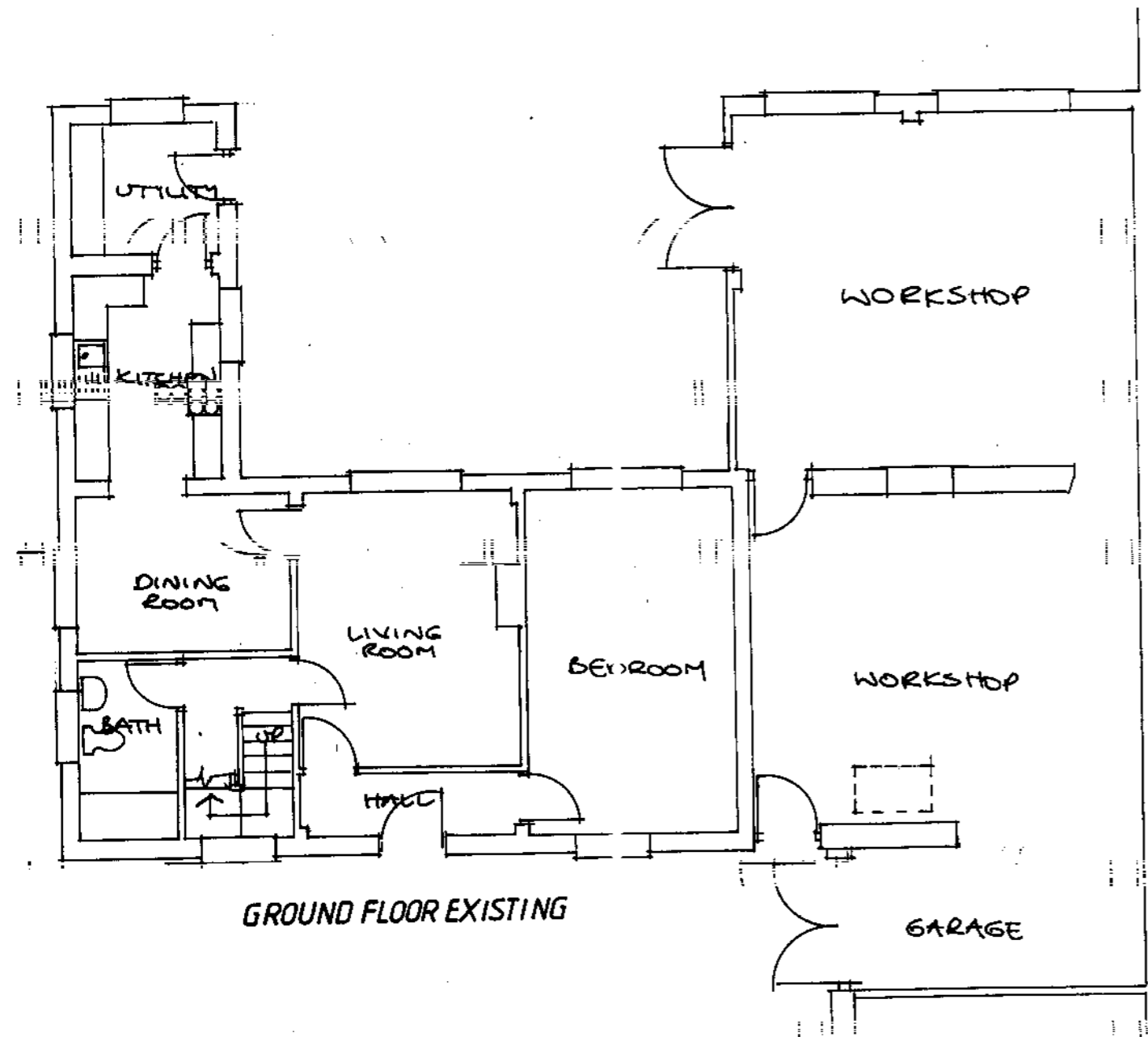
FIRST FLOOR PLAN

PROPOSED DWELLING ADJACENT ROWAN COTTAGE, HIGH STREET,
HINDERWELL, for Mr J SMITH
PLANS AS PROPOSED

Scales 1:50



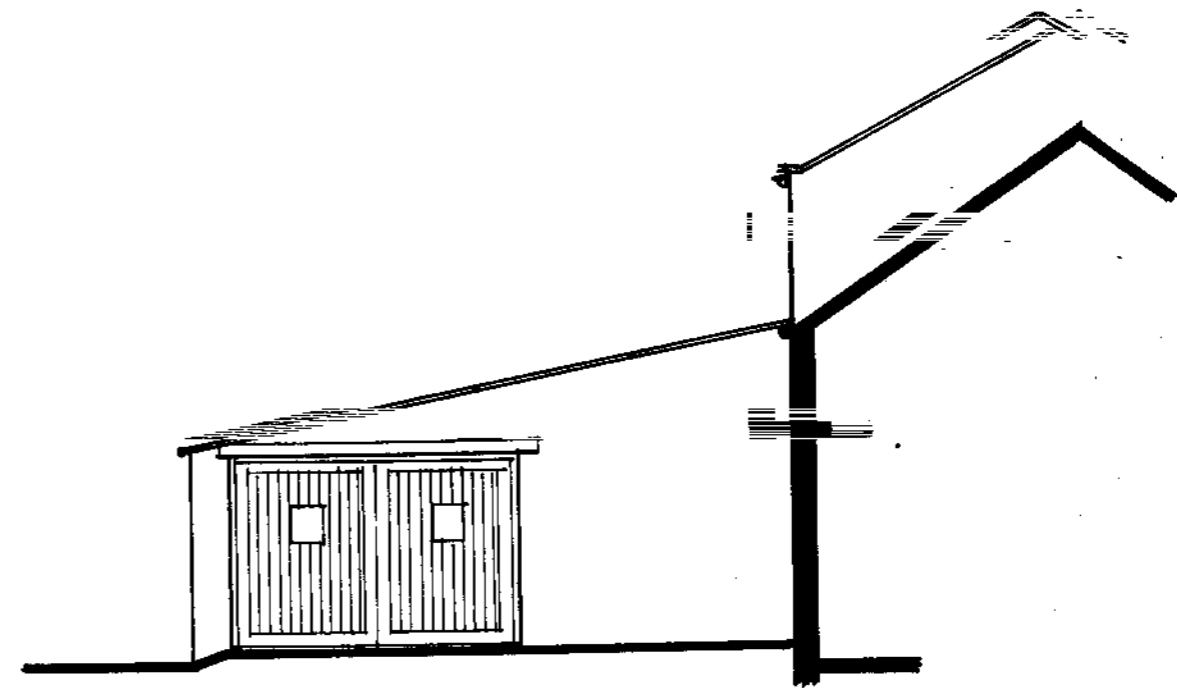
FIRST FLOOR EXISTING



GROUND FLOOR EXISTING



WEST ELEVATION EXISTING

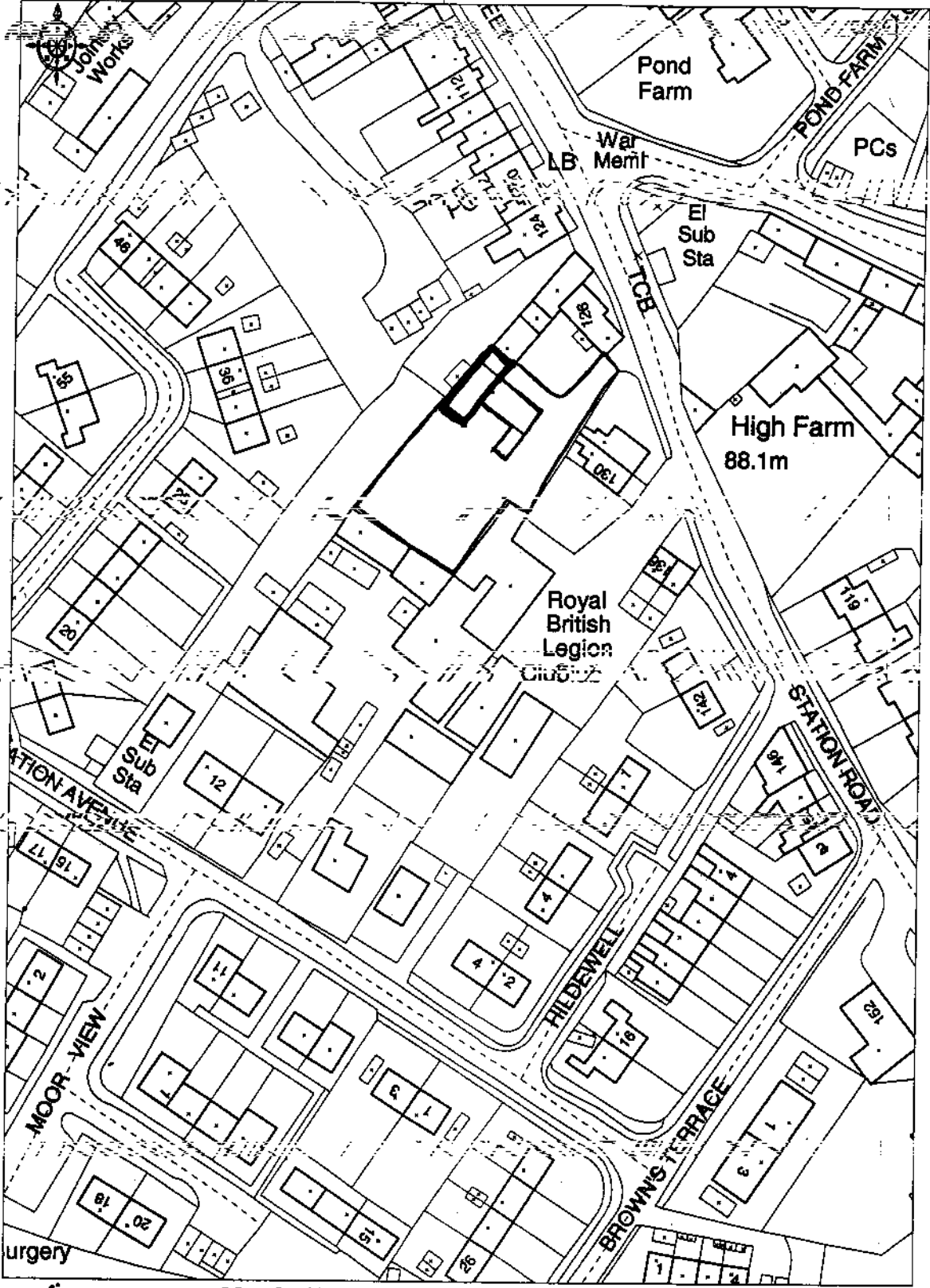


SOUTH ELEVATION EXISTING

**PROPOSED DWELLING ADJACENT ROWAN COTTAGE, HIGH STREET,
HINDERWELL, for Mr J SMITH
PLANS AND ELEVATIONS AS EXISTING**

Scales 1:100, 1:75

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SECTION 1 BUSINESS, RETAIL OR OTHER COMMERCIAL USE

18. Proposed use

Which of the following is involved in the development? Business Retail

Other (please specify)

If industrial, please describe the process

Is the proposal part of a larger scheme? YES / NO (delete as appropriate)

19. Floor space

Existing m ²	Proposed m ²
Total floor space of all buildings to which this application relates	
Industrial floor space	
Office floor space	
Retail trading floor space	
Storage floor space	
Warehouse floor space	
Other	

20. Employment

	Industrial	Other
a) How many staff in total will be employed on the site as a result of the proposed development?		
b) How many of the employees will be new staff?		
c) If staff are to be transferred from other premises, how many will be affected?		

21. Car parking

How many car parking spaces are to be provided?

22. Traffic

How many vehicles will be visiting the site each day?

23. Hazardous materials

Please read Note 3 for the accompanying booklet. Does the proposal involve use or storage of hazardous materials? YES / NO (delete as appropriate) If YES, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:
The North York Moors National Park,
The Old Vicarage, Bonogate,
Helmsley,
York YO62 5BP



North York Moors National Park Planning Application Form

Please read the booklet 'How to fill in your Planning Application' before completing this form

Ref:

Admin Ref: 07/922

Date valid:

Grid ref: NZ 79434, 16494

SECTION 1 YOUR DETAILS

1. Applicant

Name: M. L. SMITH
Address: ROWAN COTTAGE
HIGH STREET
HINDERWELL
SBS3555
Tel No:

2. Agent

Name: S. M. GIBBERI
Address: MELROSE HOUSE
HIGH ST
SALTBURN
SBS3555
Tel No:

3. Applicant's interest in the land

OWNER

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SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

BARN ADJACENT ROWAN COTTAGE
HINDERWELL

5. Applicant's interest in adjoining land

OWNER AS SHOWN

6. Brief description of proposed development

CONVERSION ADJACENT WORKSHOP
& STORAGE TO DWELLING

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)

- A. Full application including building works
- B. Application for change of use (no building works)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12
go to Question 12
go to Question 8
go to Question 9
go to Question 10
go to Question 11

8. Outline Application

What is the area of the site?

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Layout
- Scale
- Appearance
- Access
- Landscaping
- None

go to Question 12

9. Reserved Matters Application

Date of outline permission _____ Application No _____

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Layout Scale Appearance Access Landscaping

10. Removal or variation of condition

Date condition imposed _____ Application No _____

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go to Question 12

11. Renewal of temporary permission

Date permission granted _____ Application No _____

12. Use

What is the building / land used for at present? WORKSHOP / STORE

If it is unused at present, what was its last use? _____

and on what date did it stop being used for this? (if known) _____

Does your proposal require new or altered access? YES (NO delete as appropriate)

If YES, please tick the relevant boxes:

New access to a road Vehicular Pedestrian

Altered access to a road Vehicular Pedestrian

Even if no alterations or changes are being sought, access arrangements will need to be described in the design and access statement.

14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:

Water Supply Mains Private existing/proposed*

Surface Water Disposal Public Surface Water Sewer River/Stream existing/proposed*

Soakaway Other existing/proposed*

Foul Sewage Public Foul Sewer Septic Tank Cesspit Other existing/proposed*

*delete as appropriate

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14

15. Trees

Does the application involve: Felling or lopping trees / hedgerows YES (NO delete as appropriate)
Planting trees YES (NO delete as appropriate)

16. Materials

Walls PANTILES TO MATCH

Roof STONE TO MATCH

17. Is your application for business, retail or other commercial use?

YES (NO delete as appropriate) If NO, go to Section 5

SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. Plans

Please list below the plans which will accompany this application.

EXISTING & PROPOSED PLANS & ELEVATIONS

25. Certificate of Ownership and Agricultural Holdings Certificate

You are required by law to complete either Certificate A or Certificate B (Ownership) and the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP : A

Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.

I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed _____ (Applicant/Agent)

* On behalf of M J SMITH (Applicant)

Date 25 OCT 07

CERTIFICATE OF OWNERSHIP : B

Complete if you do not own any or all of the building / land, along with Agricultural Holdings Certificate below.

I certify that: I have / the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which this application relates, as listed below.

Owner's name _____

Address at which notice served NYM/NPA

Date on which notice was served 6 NOV 2007

Signed _____ (Applicant/Agent)

* On behalf of _____ (Applicant)

Date _____

AGRICULTURAL HOLDINGS CERTIFICATE

This section MUST be completed. Delete either A or B and complete C.

A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.

B. I have / the applicant has given requisite notice to every person other than myself / himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:

Name of tenant _____

Address _____

Date notice was served _____

C. Signed _____ (Applicant/Agent)

On behalf of M J SMITH (Applicant)

Date 23 OCT 07

I/We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I / We attach:

- for rural building conversion, any bat survey or structural engineer's report undertaken.
- the necessary plans numbered:
- 'design and access statement'.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.

- the fee of £ 265 by cheque / _____

Signed _____ (Applicant/Agent)

On behalf of M J SMITH (Applicant)

Date 23 OCT 07

* delete where appropriate

PLANNING & ACCESS STATEMENT

PROPOSED DWELLING

adjacent

ROWAN COTTAGE

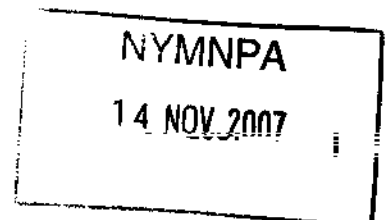
HIGH STREET

HINDERWELL

For

Mr J SMITH

Prepared by
~~Stephen McGovern~~
Melrose House
Hinderwell
TS13 5ES



1.0 Design

1.1 Context

~~The proposed conversion of existing workshop and domestic store attached to a former barn conversion known as Rowan Cottage envisages conversion of the last of the former farm buildings originally in the ownership of the original farmhouse now known as 126 High Street. The courtyard development to the rear of 126 has single storey annexe accommodation to 126 and a two storey barn conversion, previously intended for Rowan Cottage.~~

The proposal is for the occupants to be given right of way through the existing gate, in front of Rowan Cottage and include the existing garage. The ownership of this land right to the highway is currently belongs to the applicant with neighbours being granted right of way over. To date this has not envisaged any conflict. It is proposed the occupants of the converted property would be demised garden and amenity land to the rear of the property as marked on the 1:500 site plan (circa 200m²)

~~1.2 Amount of development~~

The proposed scheme envisages demolition of the existing concrete block and corrugated sheet extension, with a reduced size extension, built in matching sandstone and pantile roof

1.3 Appearance

The proposed building will be matching the existing building with domestic scale windows and detailing replacing the existing farm/workshop type addition

~~2.0 Access~~

No change is planned to the existing access openings to the front to the with domestic access doors to the rear. Access to the proposed space will comply with building regulations.

<p>NYMNPA 14 NOV 2007</p>
