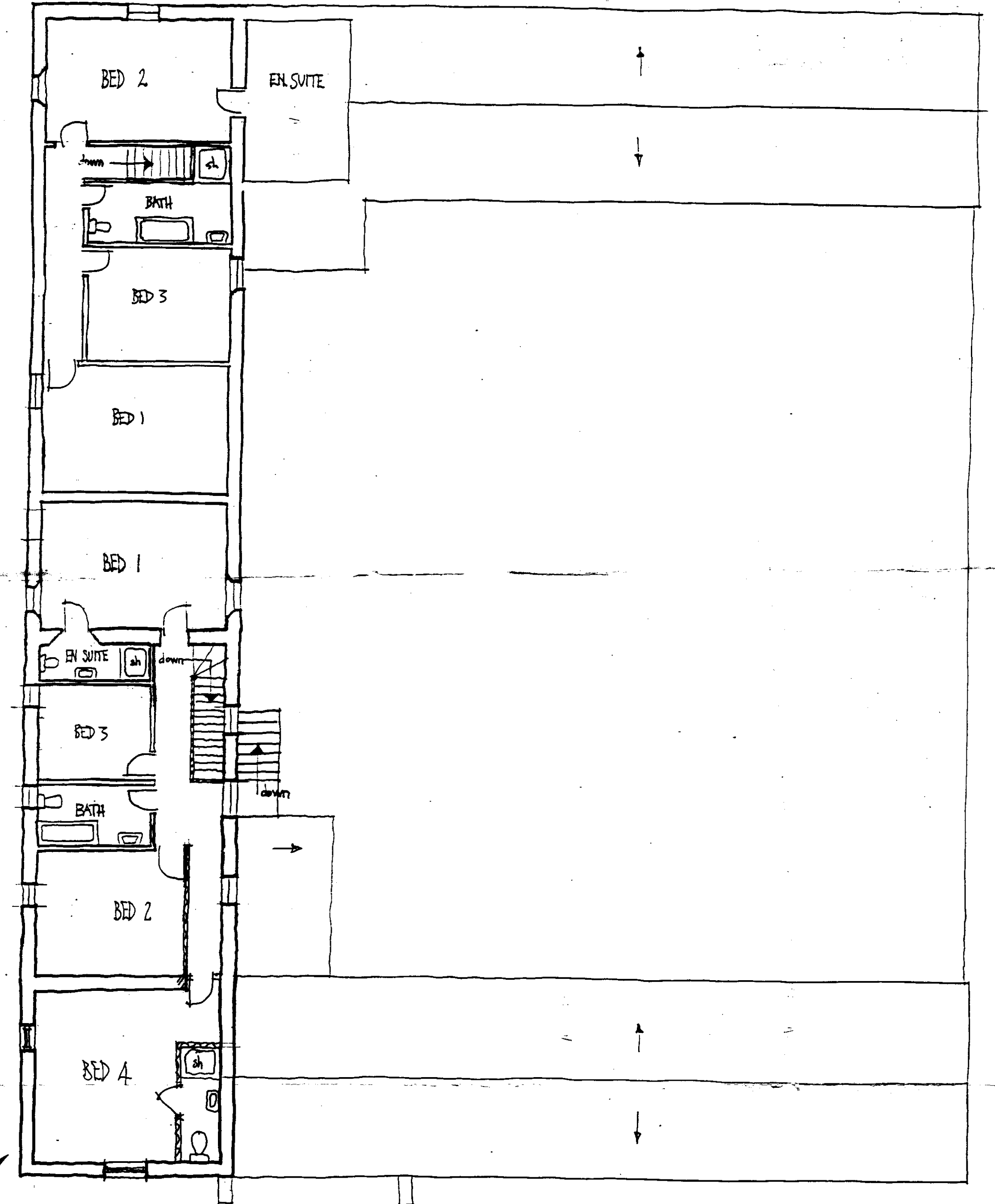
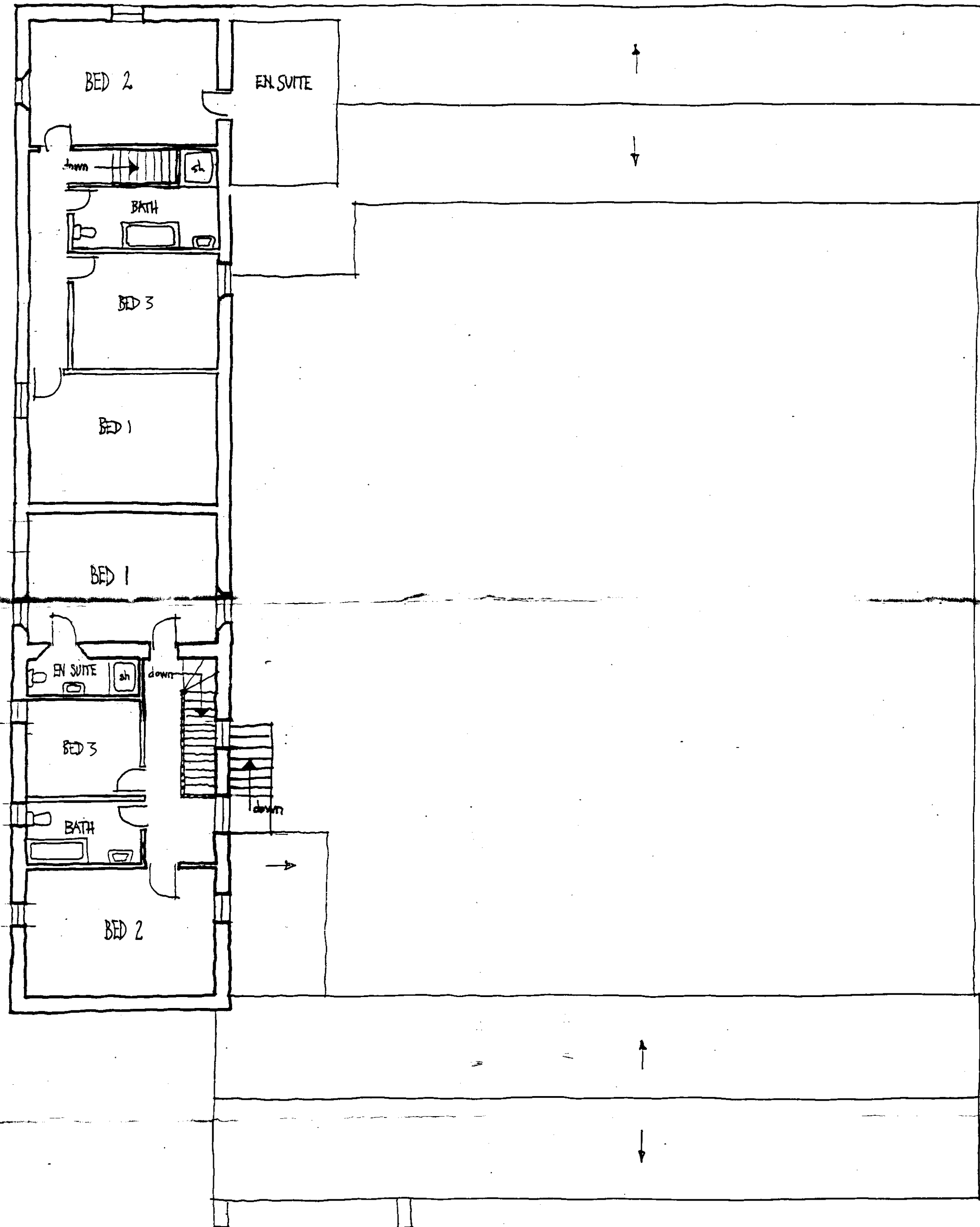


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PROPOSED EN SUITE  
BEDROOM

NYMNP  
- 1 MAY 2008

FIRST FLOOR  
**EXISTING** Scale Approx 1:100  
Dwg. No. HS2C 308/2  
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

**FIRST** Scale Approx 1:100  
Dwg. No. HS2C 308/6  
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



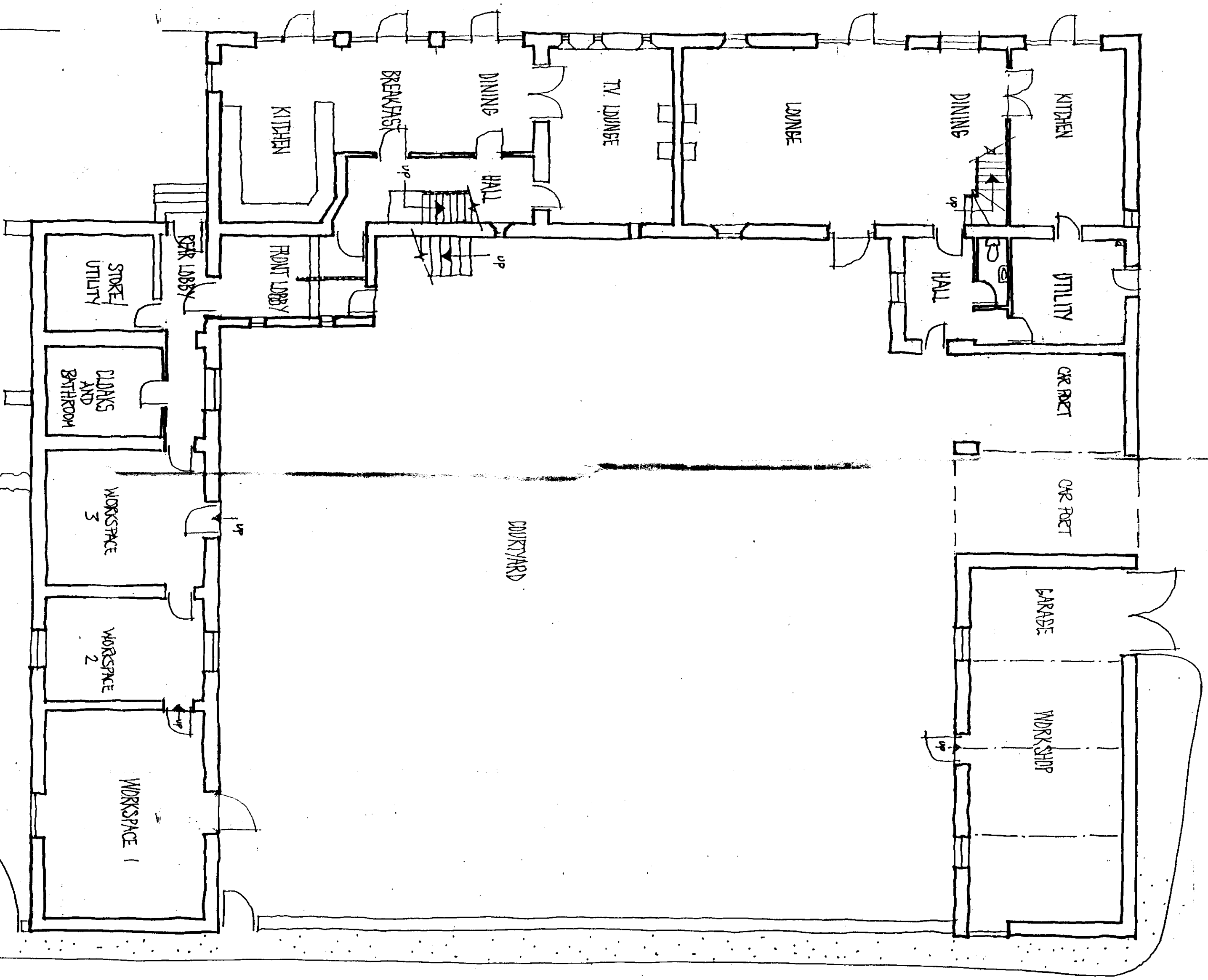
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PARTNERS - BARRY DENTON - BELINDA DENTON Dip Surv NBAT ARICS Chartered Building Surveyor

B Sc(Hons) Dip Arch RIBA CHARTERED ARCHITECT & STATION SHOPS WESTBOROUGH SCARBOROUGH N YORKS YO11 1TR TEL 01723 361310 ALSO AT  
PARTNERS - BARRY DENTON - BELINDA DENTON Dip Surv NBAT ARICS Chartered Building Surveyor

100% COTTA GE HIGH STREET BRIMPTON BY SANDON N YORKS YO18 9DA TEL 0723 851200

100% COTTA GE HIGH STREET BRIMPTON BY SANDON N YORKS YO18 9DA TEL 0723 851200

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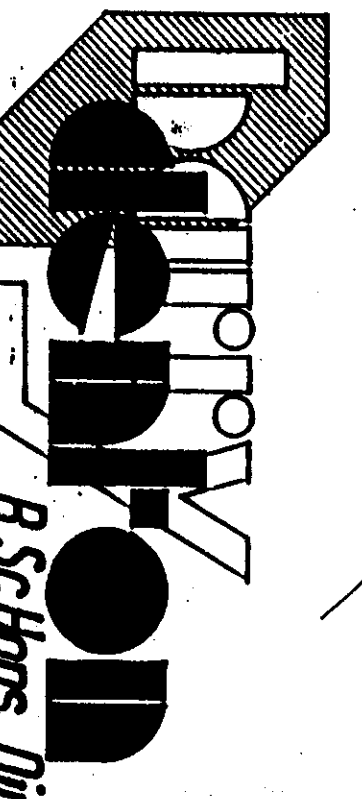


GROUND FLOOR

**EXISTING**

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Dwg. No. H92C 308/1

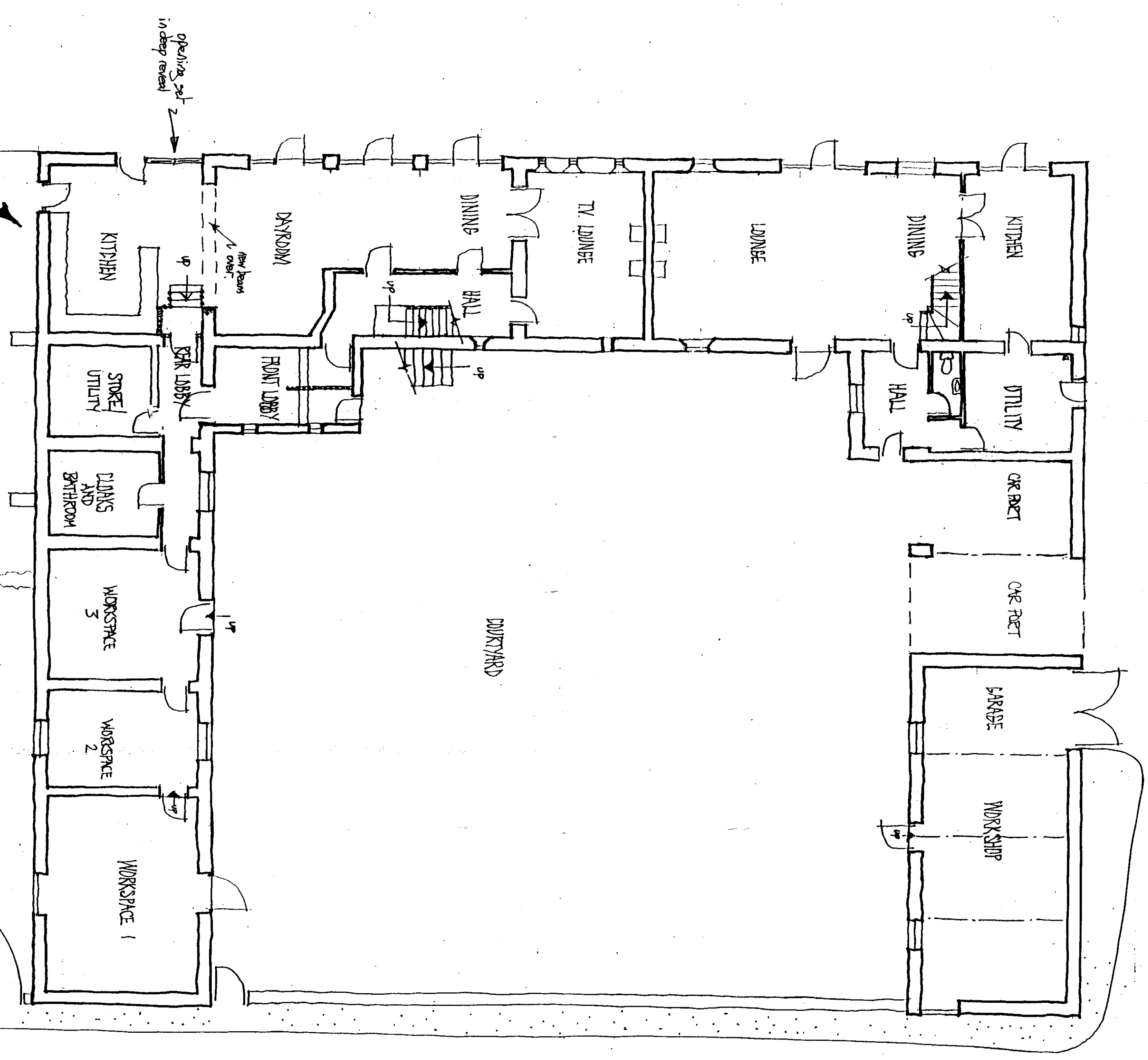
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



B Banyon Dip Arch RIBA CHARTERED ARCHITECT & STUDIO STOPS WESTBOROUGH SCARBOROUGH N YORKS YO11 7JR TEL 0723 363370 ALSO RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

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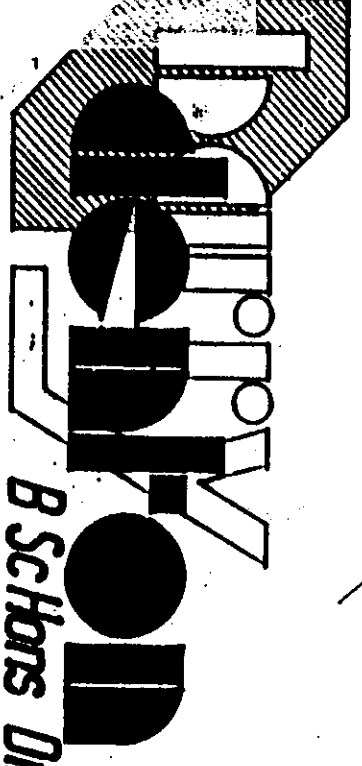


GROUND

**GROUND**

Scale Approx 1:100  
Dwg. No. H92C 308/5

RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

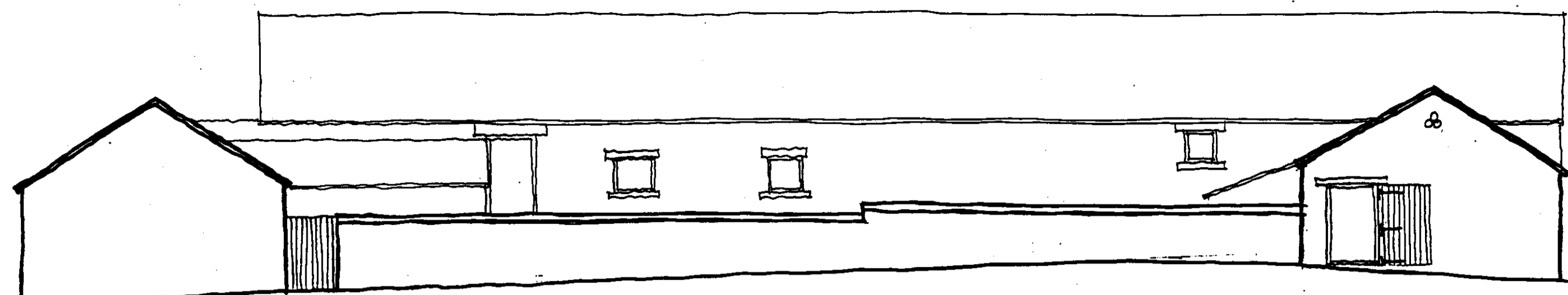


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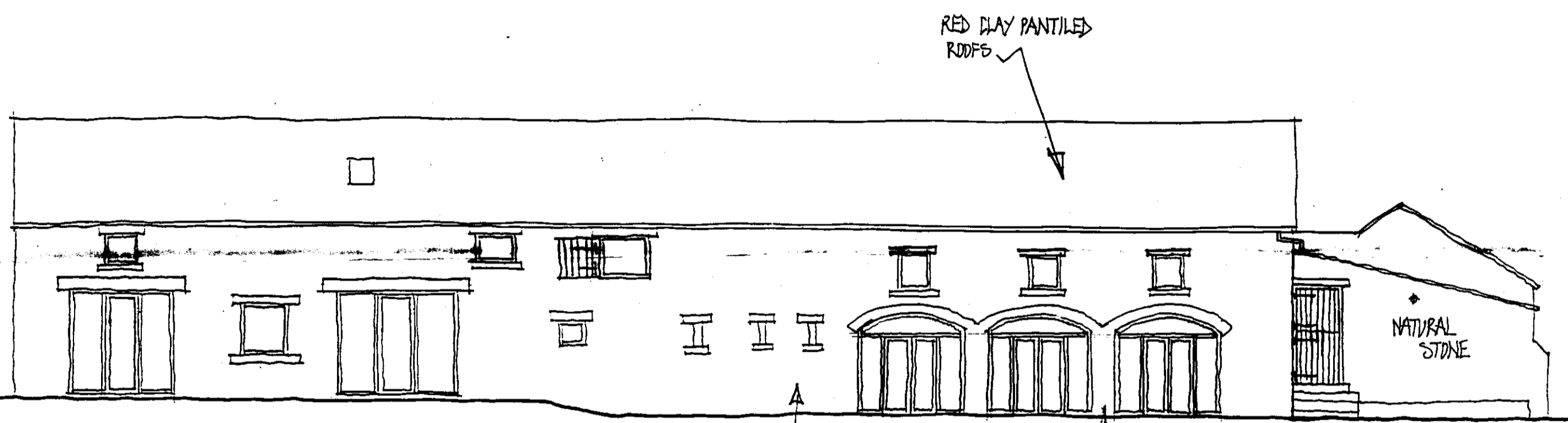
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

NYM/NPA  
-1 MAY 2008

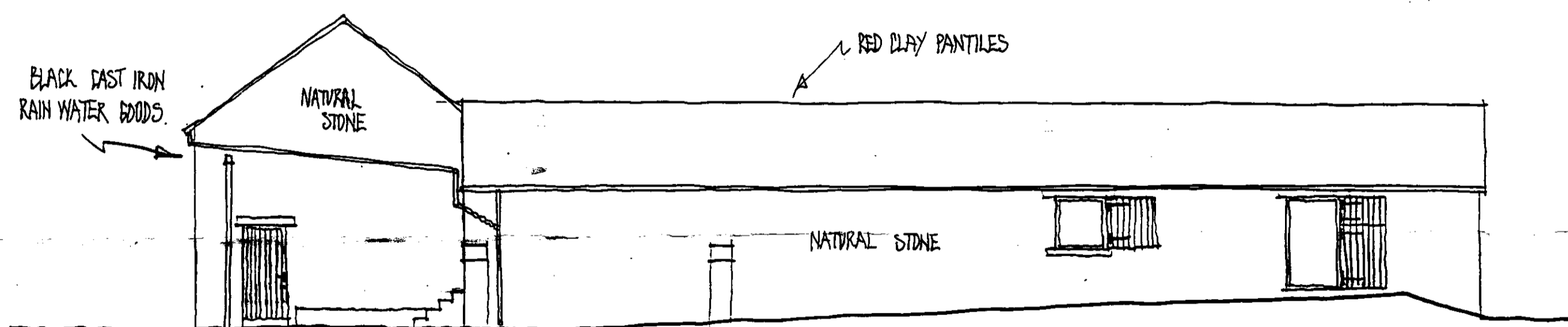
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ROADSIDE ELEVATION (SOUTH FACING)



NORTH REAR ELEVATION



WEST SIDE ELEVATION

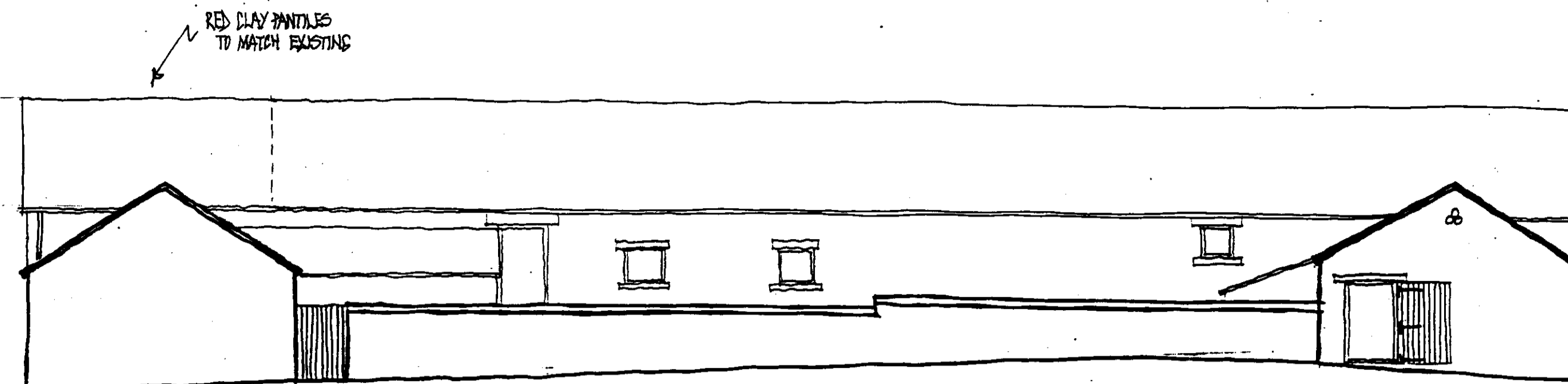
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Drq. No. H92C 308/3  
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



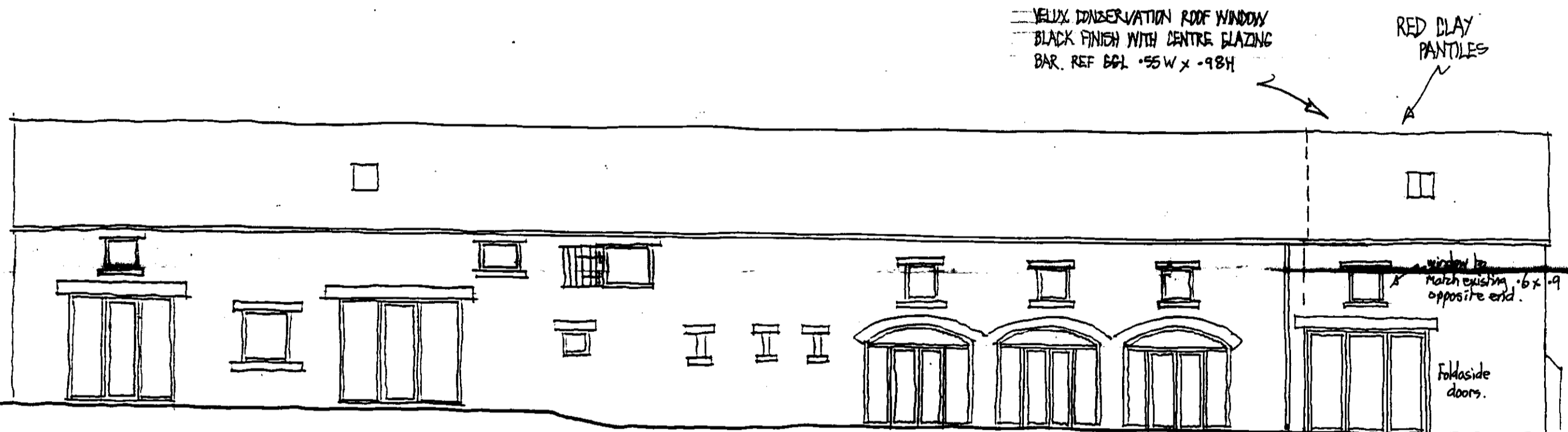
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PARTNERS - BARRY DENTON - MELINDA DENTON Dip Surv MBAM ARCS Chartered Building Surveyor

100% WASTE TO RECYCLE HIGH STREET BRIMPTON N YORKS YO13 9DA TEL 0723 852480

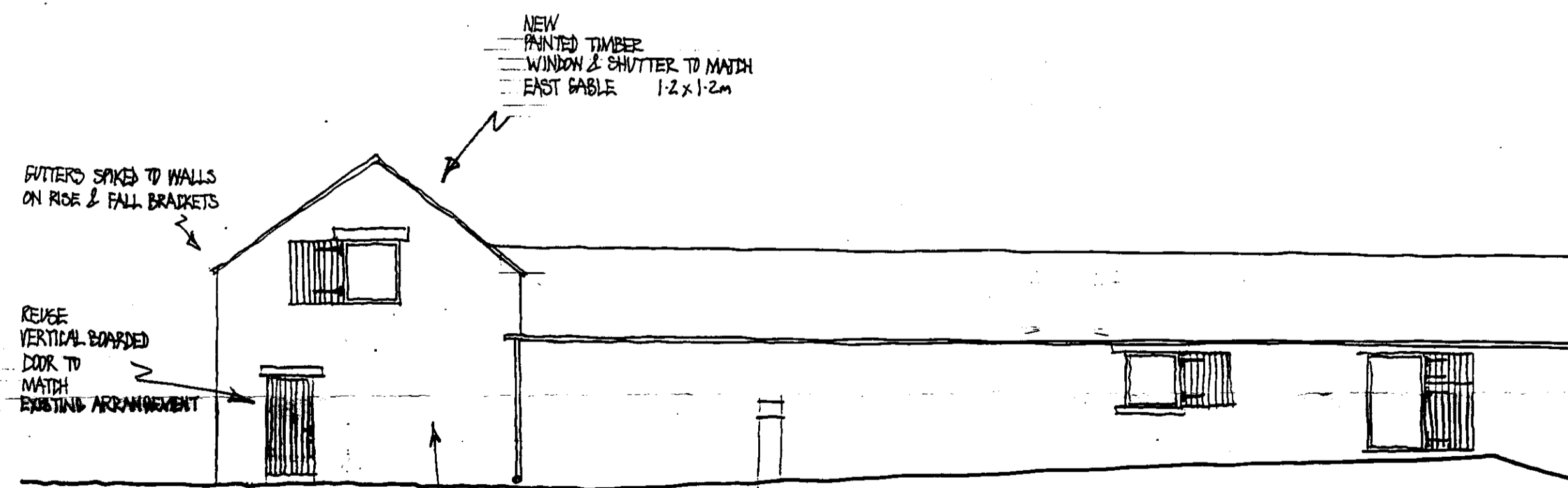
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ROADSIDE ELEVATION (SOUTH FACING)



NORTH REAR ELEVATION



WEST SIDE ELEVATION

NYMNP  
-1 MAY 2008

**PROPOSED** Scale Approx 1:100  
Drq. No. H92C 308/7A  
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

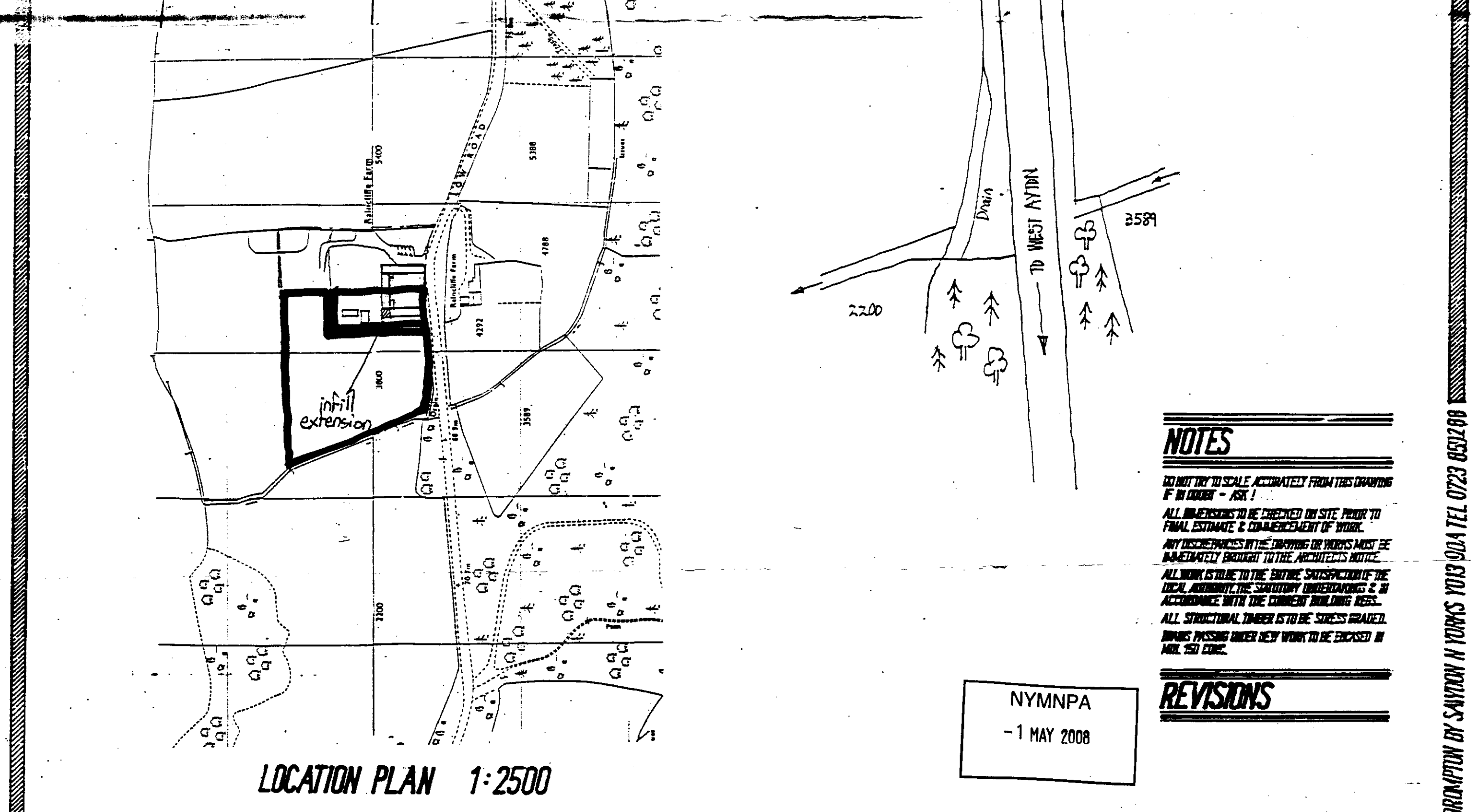
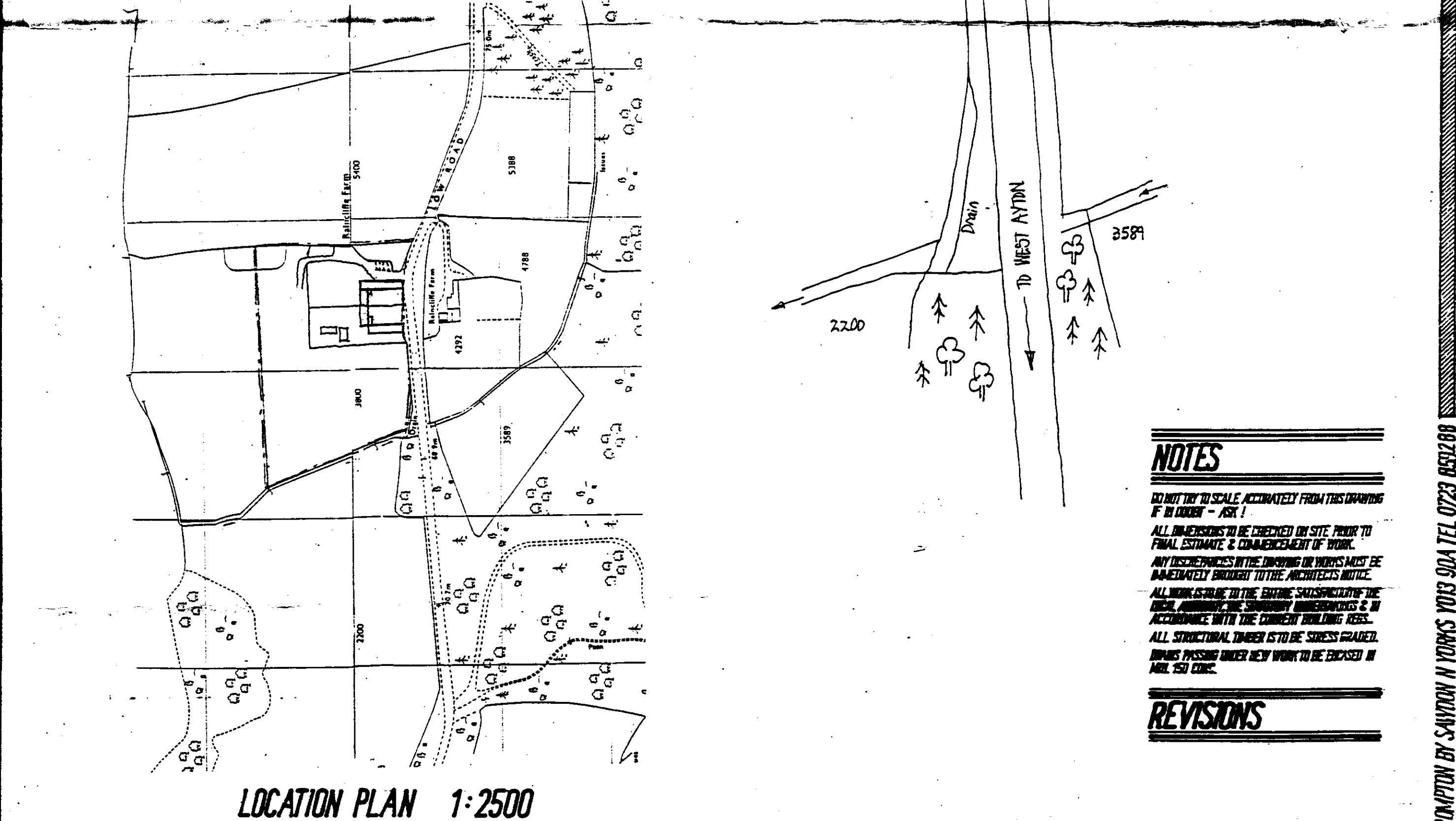
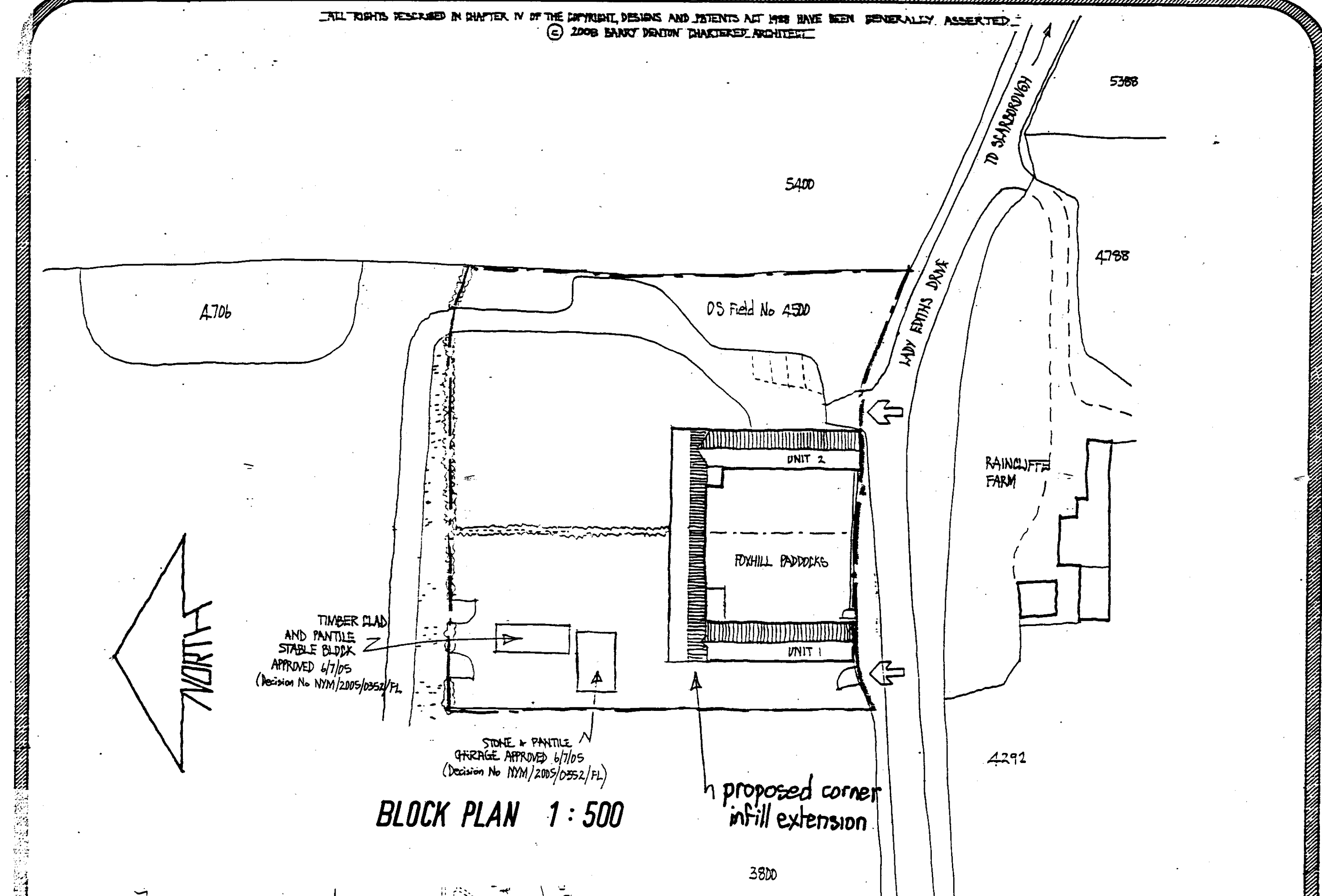
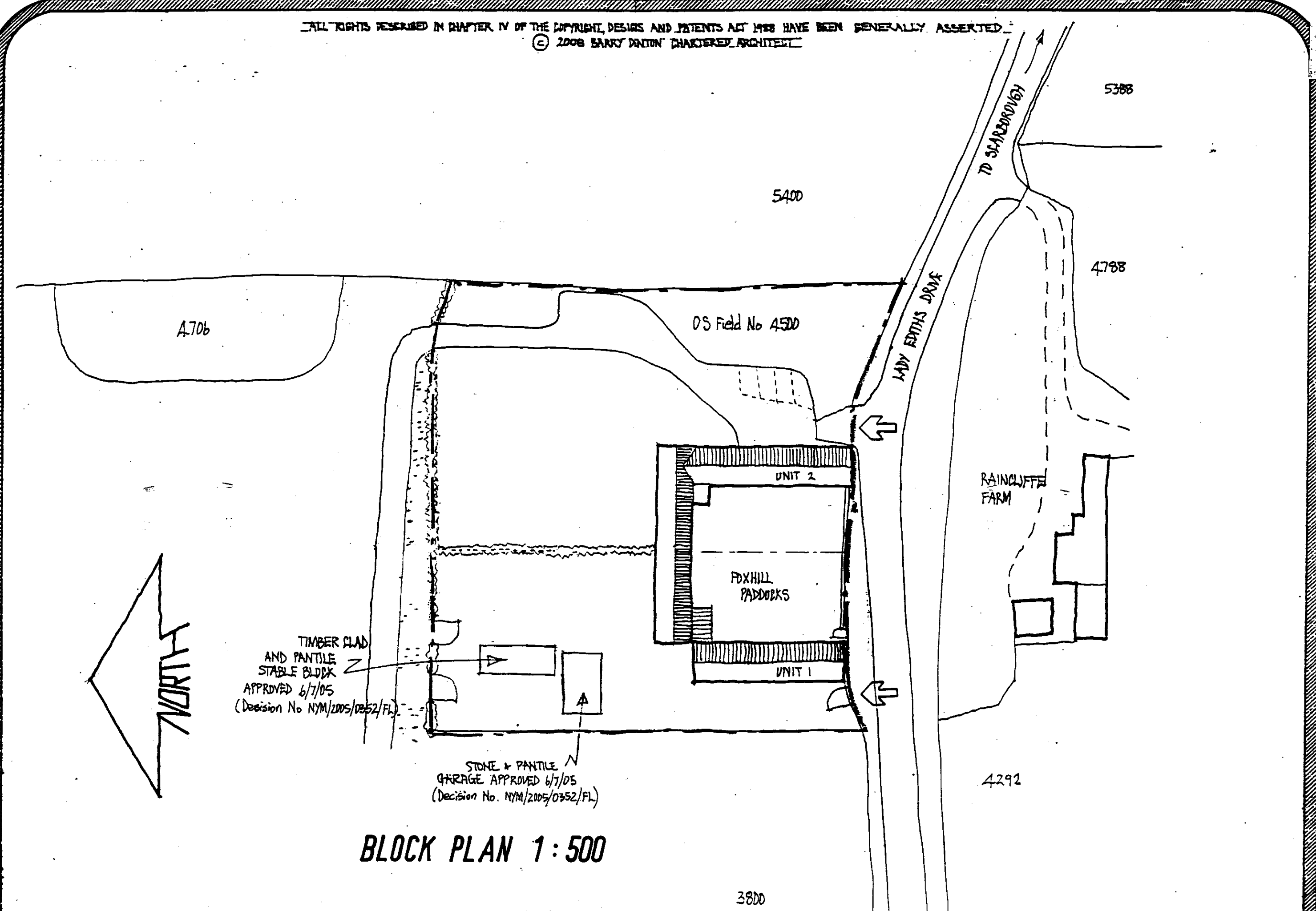


B ScHons Dip Arch RIBA CHARTERED ARCHITECT 4, STATION SHOPS WESTBOROUGH SCARBOROUGH N YORKS YO11 1TR TEL 0723 361310 ALSO AT  
PARTNERS - BARRY DENTON - MELINDA DENTON Dip Surv MBAM ARCS Chartered Building Surveyor

100% WASTE TO RECYCLE HIGH STREET BRIMPTON N YORKS YO13 9DA TEL 0723 852480

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**NOTES**

DO NOT TRY TO SCALE ACCURATELY FROM THIS DRAWING IF IN DOUBT - ASK!

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ALL WORK IS TO BE TO THE ENTIRE SATISFACTION OF THE CLIENT, SUBJECT TO THE STANDARD CONDITIONS & IN ACCORDANCE WITH THE CURRENT BUILDING REGS.

ALL STRUCTURAL TIMBER IS TO BE STRESS GRADED.

WORKS PASSING UNDER NEW WORK TO BE EXPOSED IN A 1:50 SCALE.

**REVISIONS**

**NOTES**

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WORKS PASSING UNDER NEW WORK TO BE EXPOSED IN A 1:50 SCALE.

**REVISIONS**

NYMNP A  
-1 MAY 2008

**EXISTING** Scale 1:500  
Dwg. No. H92C 308/4  
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY

**SITE PLAN** Scale 1:500  
Dwg. No. H92C 308/8  
RAINCLIFFE FARM, LADY EDITHS DRIVE - THROXENBY



KAYMAE COTTAGE HIGH STREET BRIMPTON BY SANDON N YORKS YO13 9DA TEL 0723 652189

08/0254 Pt. 1

SE: 00769 89096

Application for listed building consent for alterations,  
extension or demolition of a listed building.  
Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of planning applications on council web sites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

**1. Applicant Name, Address and Contact Details**

Title: Mr & Mrs first name: I Surname: Harrison

Company name:

Street address: Foxhill Paddocks  
Low Road  
Throxenby  
Scarborough

Town/City:

County:

Country:

Postcode: YO12 5TD

Country Code:  National Number:  Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

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

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name: Denton and Denton Chartered Architects

Street address: 4 Station Shops

Town/City: Scarborough

County: North Yorkshire

Country:

Postcode: YO11 1TR

Country Code:  National Number:  Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

**3. Description of Proposed Works**

Please describe the proposals to alter, extend or demolish the listed building(s):  
Corner INTH Extension and formation of internal openings

Has the work already started without planning permission?  Yes  No If Yes, please state the date when the work started:

Has the work already been completed without planning permission?  Yes  No If Yes, please state the date when the work was finished:

NYMNP  
- 1 MAY 2008

#### 4. Site Address Details

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

Description:

House:  Suffix:   
House name: Fossil Paddocks  
Street address: Low Road  
Throxenby  
Town/City: Scarborough  
County:   
Postcode: YO12 5TD

NYM / 2008 / 0354 / LB

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

Easting:   
Northing:

#### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?  Yes  No

If Yes, please describe and include the planning application reference number(s), if known:

#### 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:

#### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

#### Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

If Yes, please provide details:

#### 9. Materials

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

Are you supplying additional information on submitted drawings or plans?  Yes  No

If Yes, please state plan(s)/drawing(s) references:

H92C 308/1, 2, 3, 4, 5, 6, 7A & 8 & Design Statement

NYMNP  
- 1 MAY 2008

### 10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes  No

Which of the following does the proposal involve?

NYM / 2008 / 0 3 5 4 / L B

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

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

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

### 11. 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):

H92C 308/1, 2, 3, 4, 5, 6, 7A & B & Design Statement

### 12. 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

### 13. Immunity from Listing

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

Yes  No

If Yes, please provide the result of the application:

### 14. 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

### 15. Certificates (Certificate A)

#### Certificate Of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: \_\_\_\_\_ First name: B

Surname: Denton

NYM/IN/PA  
-1 MAY 2008

Person role: Agent

Declaration date: 29/4/08

Declaration made

### 15. Certificates (Certificate B)

#### Certificate Of Ownership - Certificate B Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient

Date notice served

Title: \_\_\_\_\_ First name: \_\_\_\_\_

Surname: \_\_\_\_\_

Person role: Agent

Declaration date: \_\_\_\_\_

Declaration made

### 15. Certificates (Certificate C)

#### Certificate Of Ownership - Certificate C

#### Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

NYM / 2008 / 0 3 5 4 / L B

The steps taken were:

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient

Date notice served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Title:

First name:

Surname:

Person role:

Agent

Declaration date:

Declaration made

### 15. Certificates (Certificate D)

#### Certificate Of Ownership - Certificate D

#### Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date:

Title:

First name:

Surname:

Person role:

Agent

Declaration date:

Declaration made

### 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 29/4/08

NYMNPA

- 1 MAY 2008



DESIGN AND ACCESS STATEMENT NYM / 2008 / 0354 / LB  
FOR

**CORNER INFILL EXTENSION  
AT FOXHILL PADDOCKS, LOW ROAD, THROXENBY, SCARBOROUGH,**

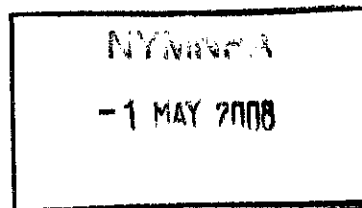
**CONTEXT**

This stone and pantile residence was originally part of a farm fold yard which was divided into two parts and converted to residential use approximately four years ago (under decision numbers NYM/2004/0396/FL and NYM/2004/0397/LB).

This application is to infill a corner at the north west end of the conversion, to form an extended kitchen with a bedroom over.

**AMOUNT OF DEVELOPMENT**

The corner infill will have a built over area of approximately 6.0m x 5.4m



**LAYOUT**

See drawings.

**SCALE**

The corner infill will be 2 storeys in height and the section profile will exactly match that of the current 2 storey conversion. The corner infill will match the corner at the opposite end of the 2 storey element. There will be no change of scale.

**APPEARANCE**

This open corner is presently unbalanced, with poor articulation and clumsy in appearance. The open corner detracts from the overall form, massing and enclosure around the courtyard.

The proposed corner infill extension will bring balance and symmetry to the corners of the courtyard. It will appear as 'original' and complete.

The 2 sided infill extension will be constructed of coursed natural stone and reclaimed red clay pantiles. The north rear elevation will have a matching timber window arrangement to that at the opposite end of the north elevation. The west gable will have a first floor shuttered timber window to match that of the east gable. The east gable will also reuse the existing vertical boarded door of the east gable. A conservation rooflight, with central glazing bar, will be added to the rear elevation. All the openings will exactly match the existing openings.

Internally, at ground floor level, a beamed opening will be formed to extend the kitchen and at first floor level a doorway will be inserted to the new bedroom.

**ACCESS**

Level access will be unaltered.

**SUMMARY**

The character of the property will be unaltered but the proposals will have a positive effect on improving the balance, symmetry and enclosure of the courtyard and thus the appearance of the Listed Building and the character and appearance of the North Yorkshire Moors National Park. **The proposals are in line with and satisfy the criteria for North York Moors National Park Local Plan policies.**

**BARRY DENTON BSc Hons DipArch RIBA**  
Chartered Architect

24<sup>th</sup> April, 2008



**BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT**

**BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR**