

WELL  
 (COVERED OVER)

stone cover

DETACHED TOILET  
 BLOCK NOT  
 INDICATED

**NOTES**

SCALE:  
 DO NOT TRY TO SCALE ACCURATELY FROM THESE DRAWINGS.  
 CHECKING:  
 ALL DIMENSIONS MUST BE CHECKED AND MEASURED ACCURATELY ON SITE PRIOR TO ORDERING ANY MATERIALS, FITTINGS, COMPONENTS, PARTS, ETC.  
 DISCREPANCIES:  
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 MATERIALS AND WORKMANSHIP:  
 ALL WORK TO BE CARRIED OUT WITH PROPER MATERIALS AND IN A NEAT AND WORKMANLIKE MANNER.

**REVISIONS**

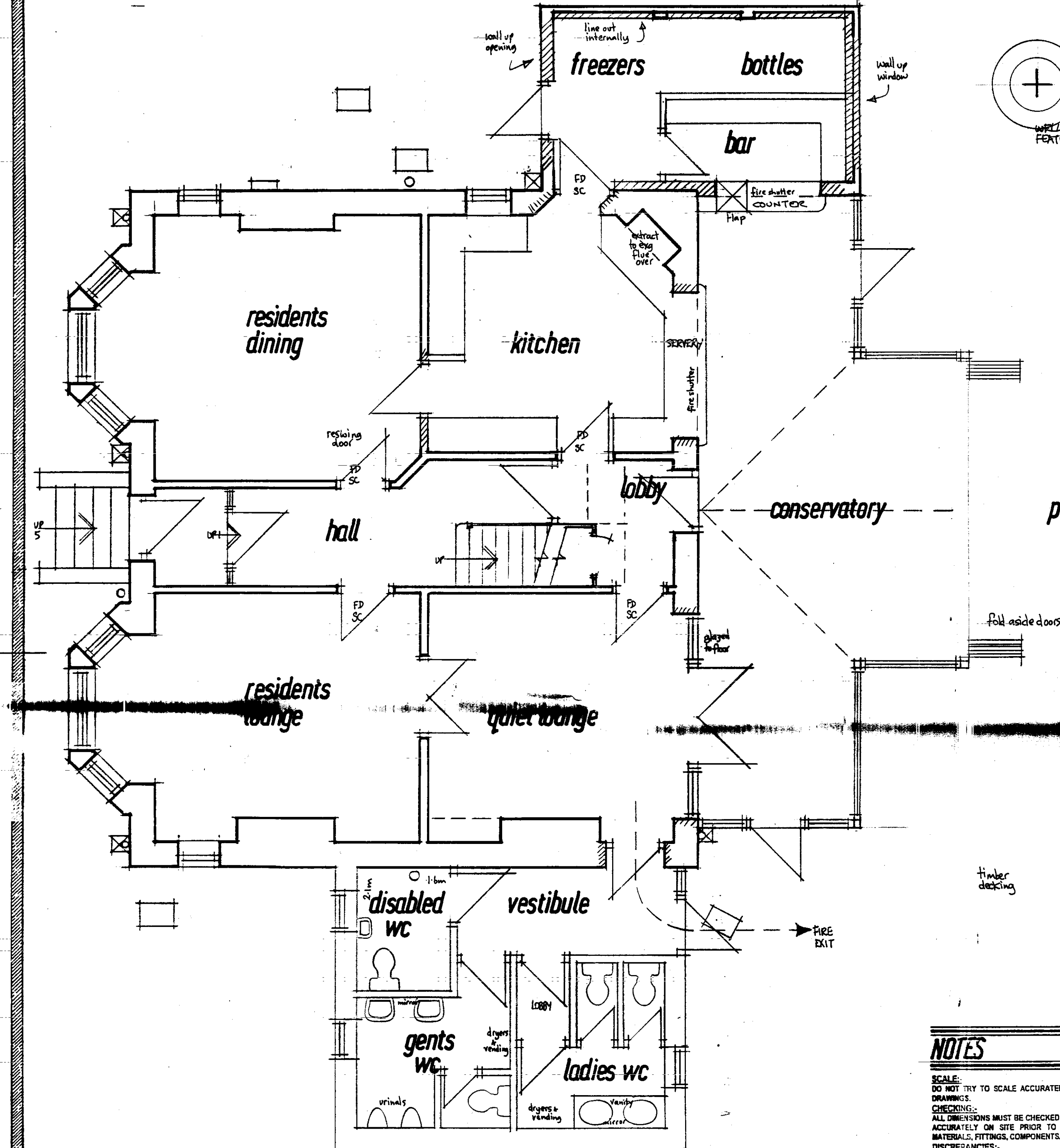
R-291108 - CLARIFICATIONS

**GROUND FLOOR PLAN**

**EXISTING**

Scale 1:50  
 Drq. No. Y9C 108/1A

YORK HOUSE HOTEL, HAWSKER, WHITBY



**NOTES**

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**REVISIONS**

R-291108 - CLIENTS REVISION

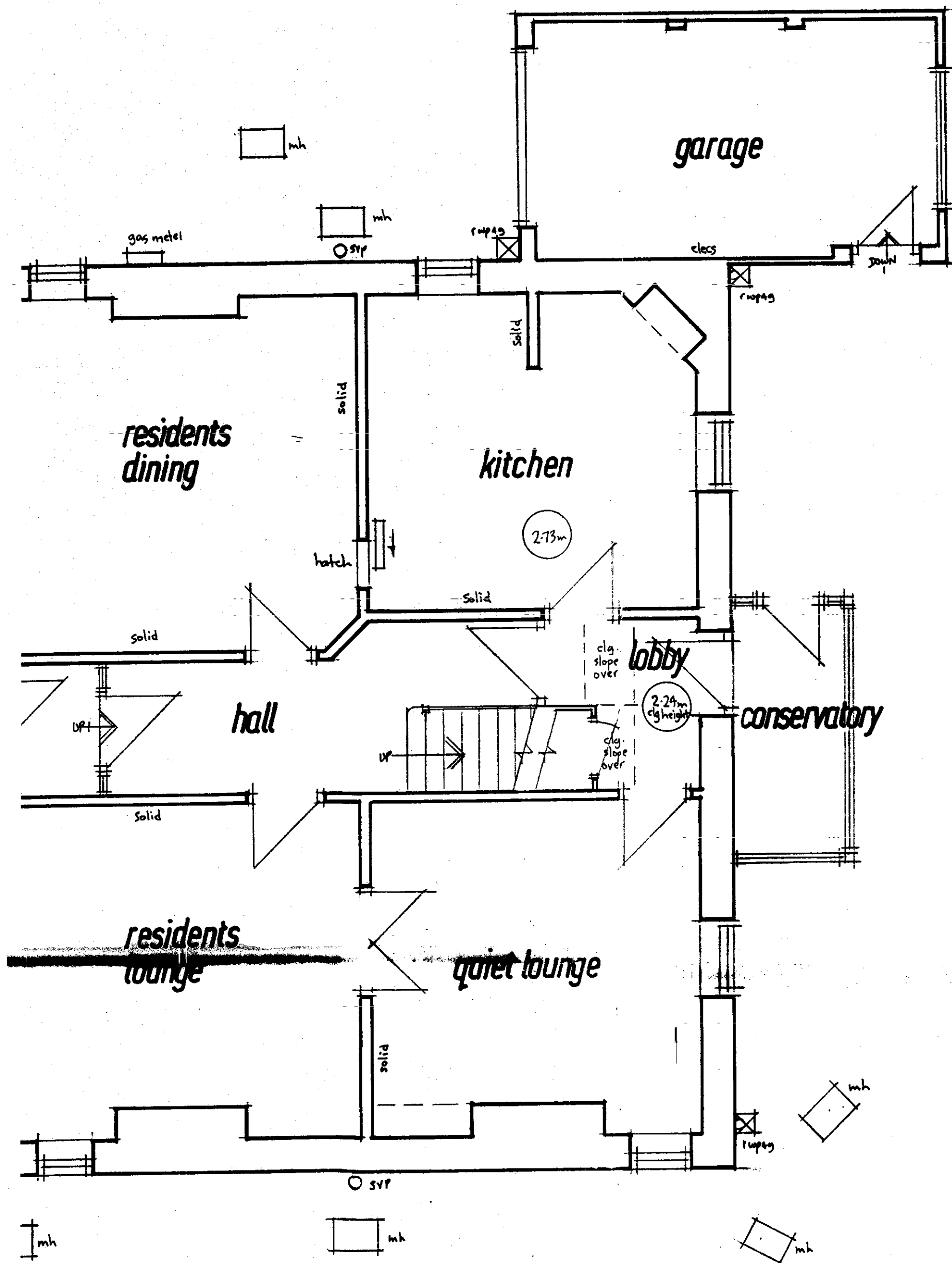
**GROUND FLOOR PLAN**

**PROPOSED**

Scale 1:50  
 Drq. No. Y9C 108/1A

YORK HOUSE HOTEL, HAWSKER, WHITBY





APPROX 1/2 OF WELL COVERED OVER

DETACHED TOILET BLOCK NOT INDICATED

**NOTES**

ALSO:  
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**REVISIONS**

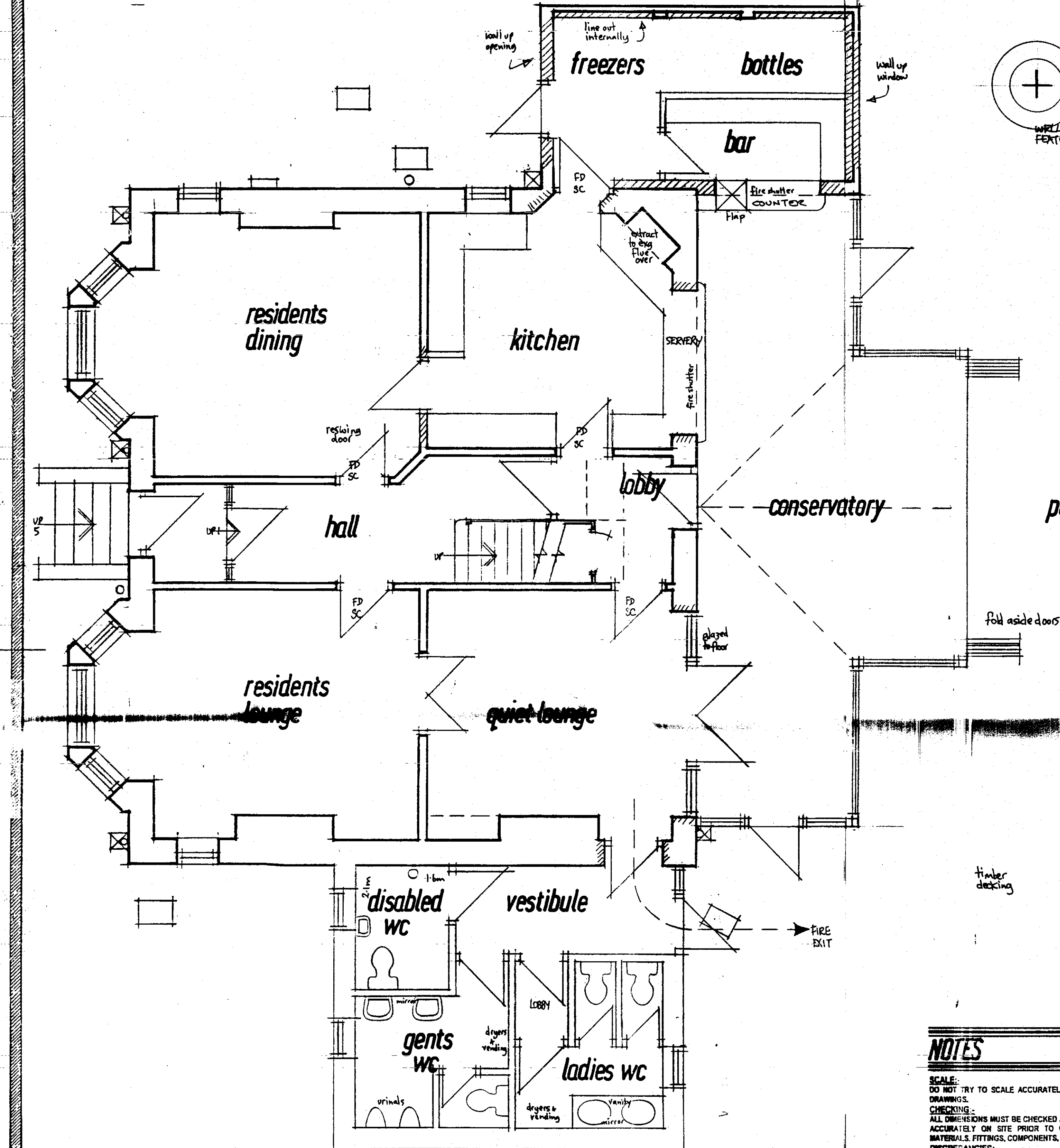
24/11/08 - CLARIFICATIONS

GROUND FLOOR PLAN

**EXISTING**

YORK HOUSE HOTEL, HAWSKER, WHITBY

Scale 1:50  
 Dwg. No. Y9C 108/1A



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**REVISIONS**

14/11/08 - CLIENTS REVISIONS

GROUND FLOOR PLAN

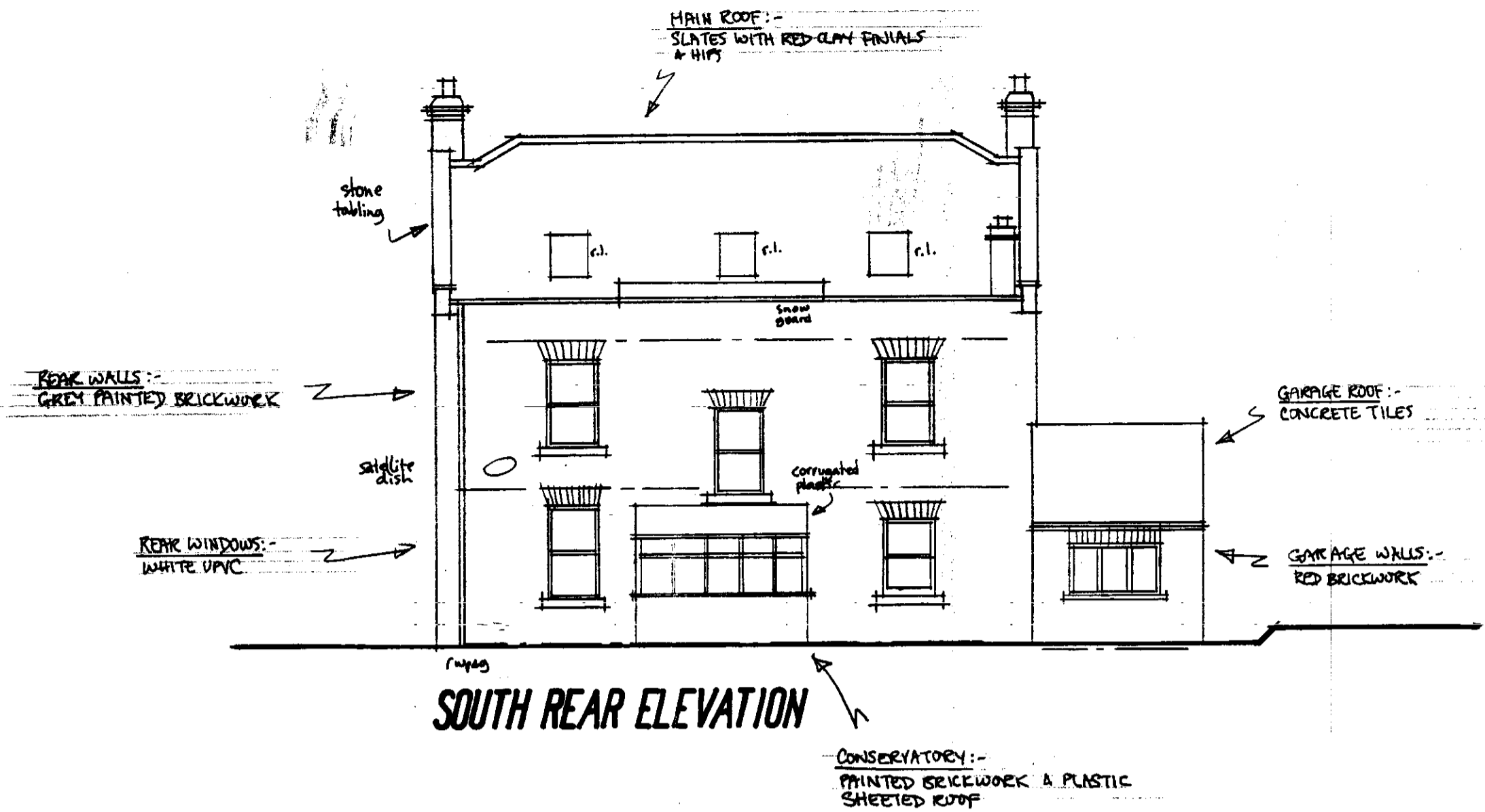
**PROPOSED**

YORK HOUSE HOTEL, HAWSKER, WHITBY

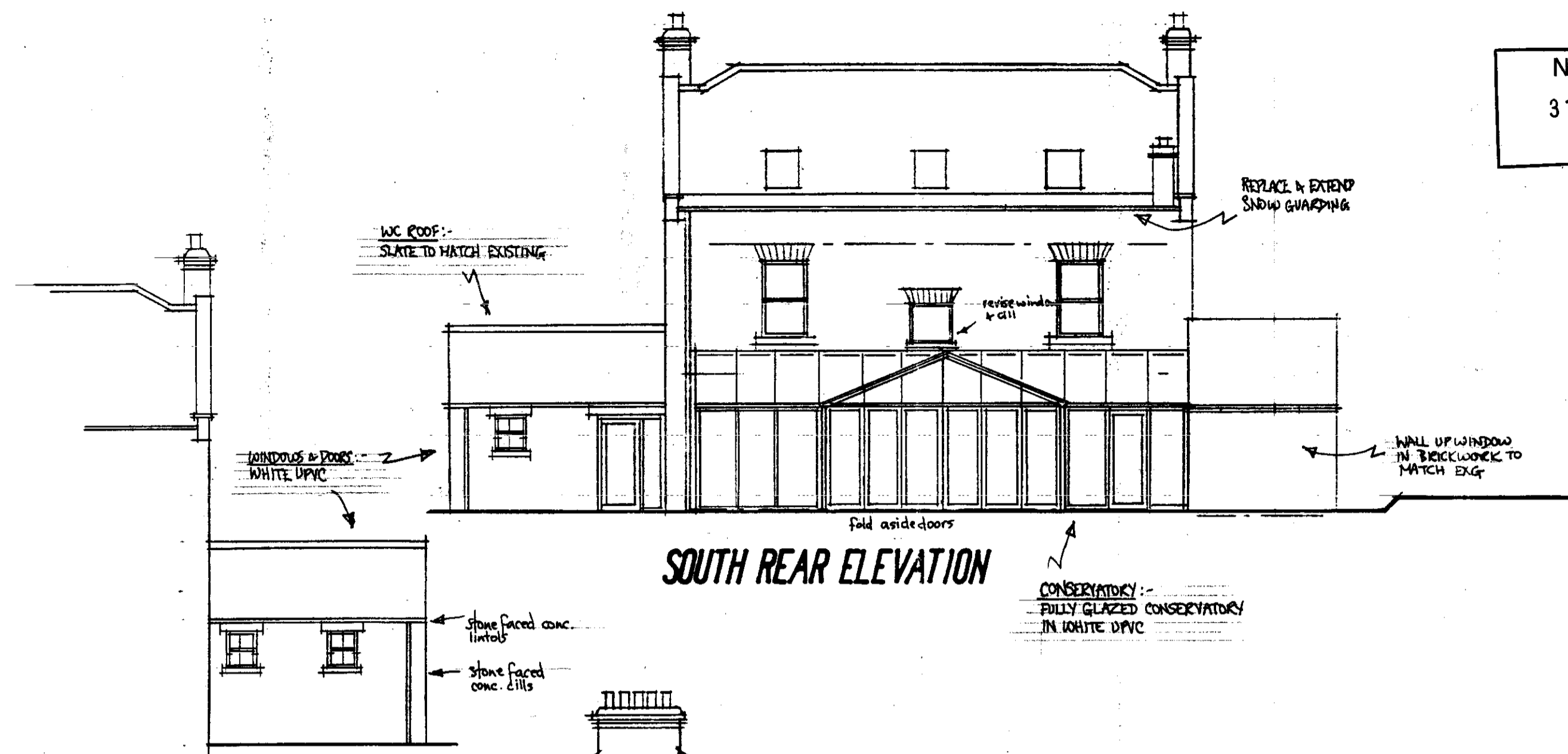
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 Dwg. No. Y9C 108/1A



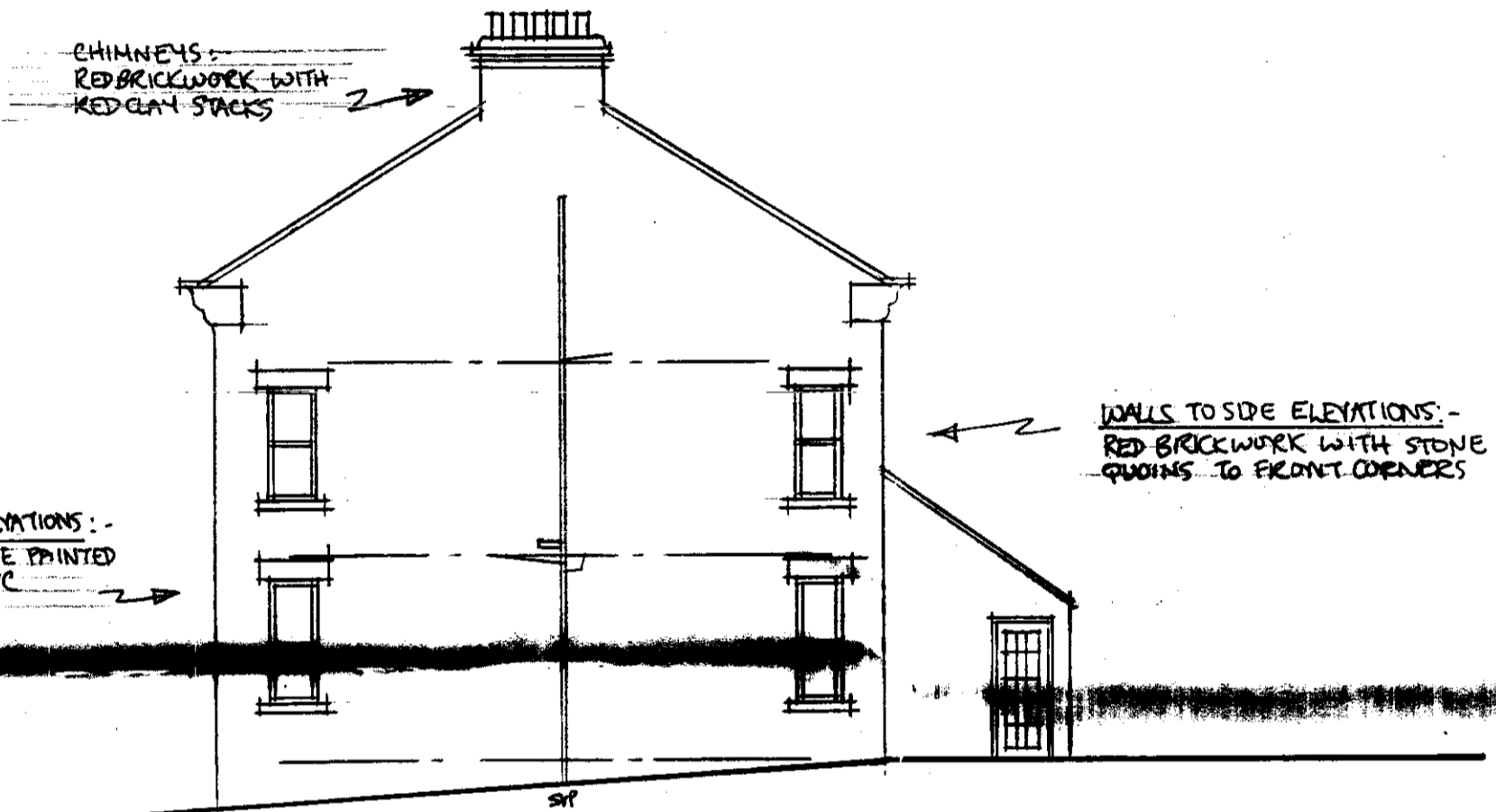
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31 JAN



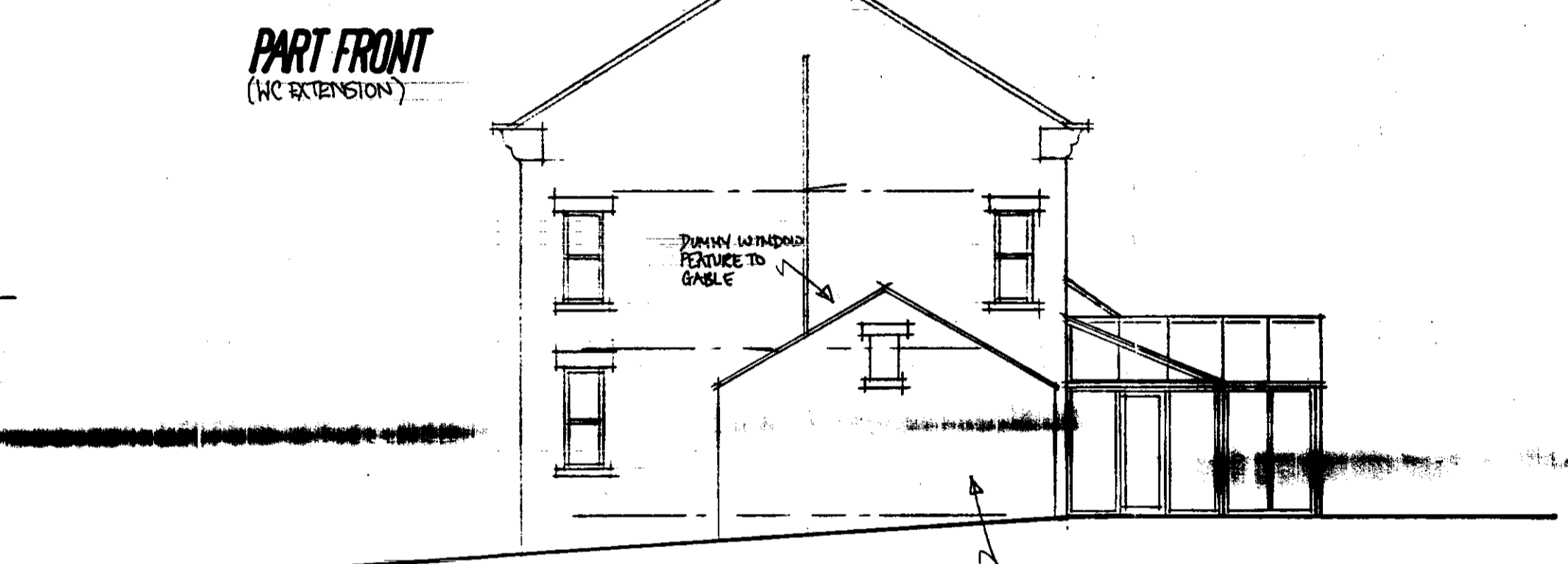
**SOUTH REAR ELEVATION**



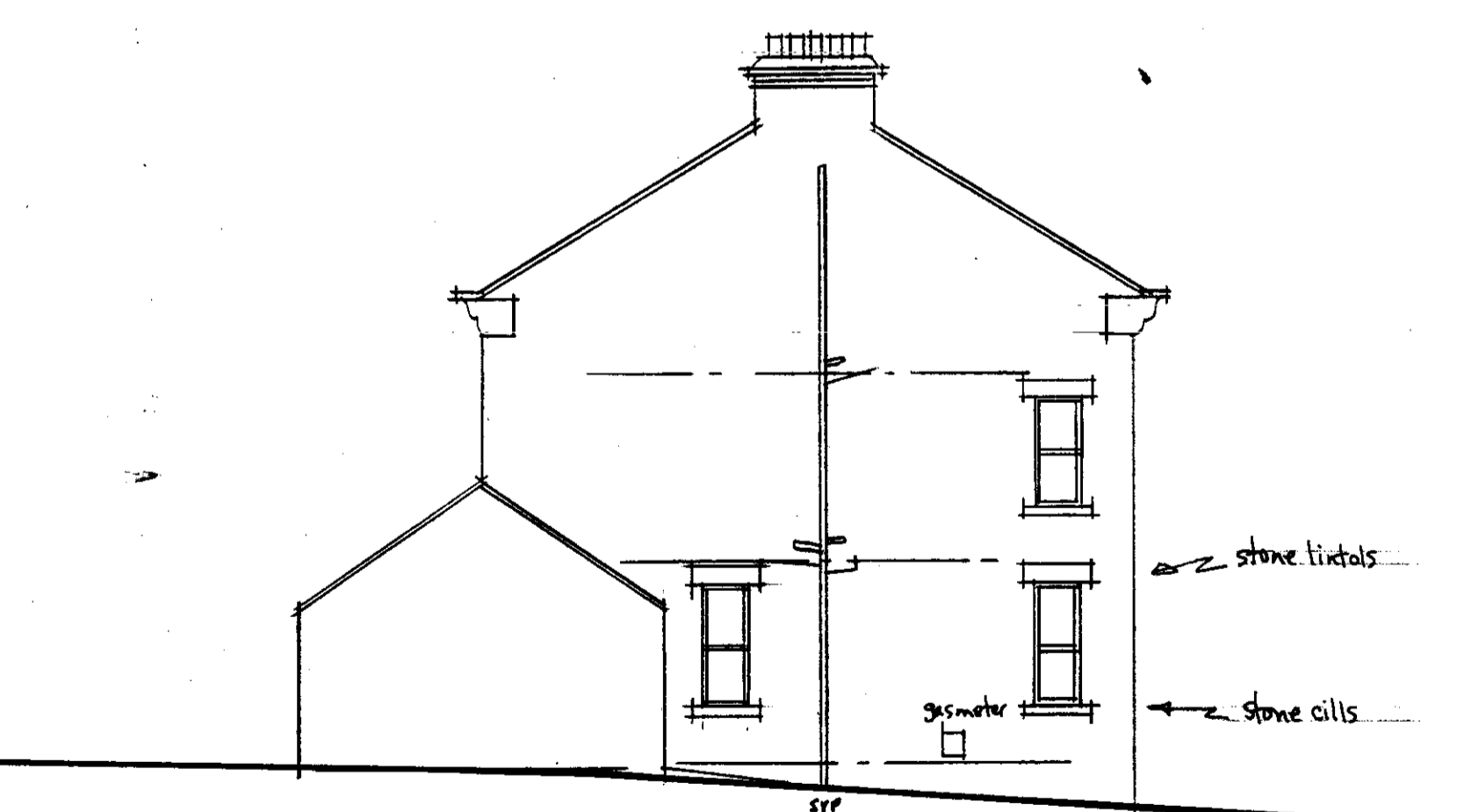
**SOUTH REAR ELEVATION**



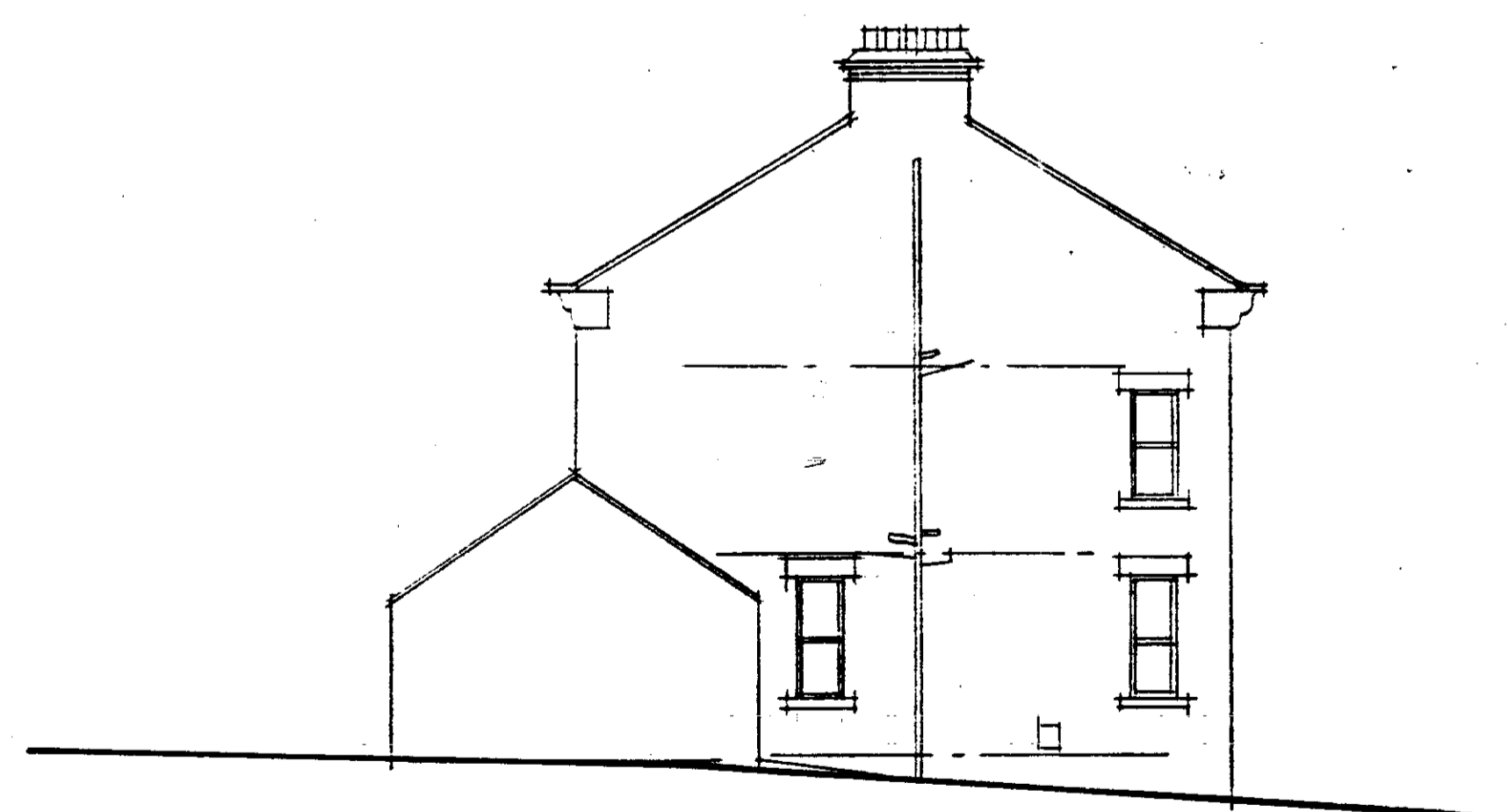
**WEST SIDE ELEVATION**



**WEST SIDE ELEVATION**



**EAST SIDE ELEVATION**



**EAST SIDE ELEVATION**

**NOTES**

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**REVISIONS**

**NOTES**

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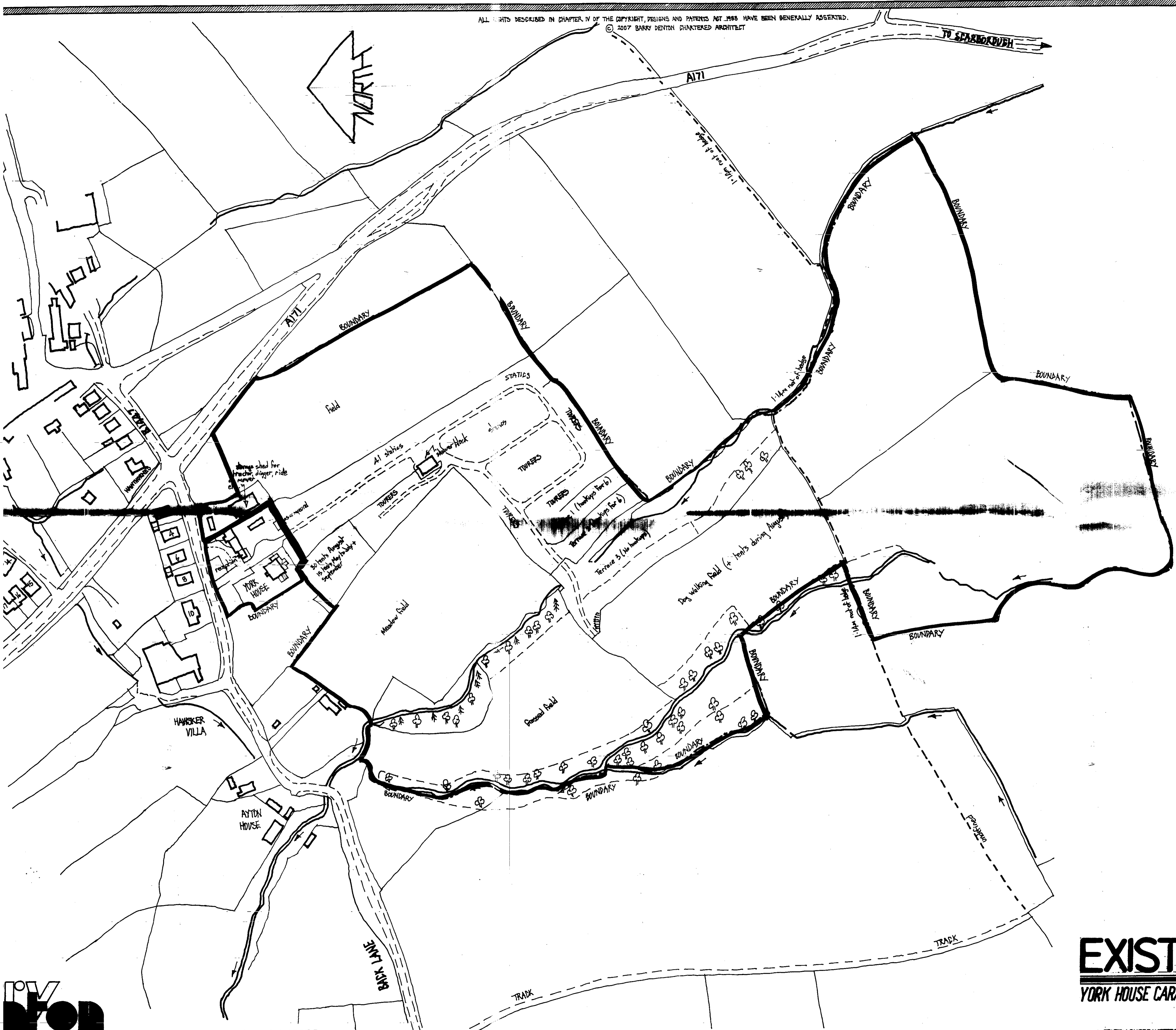
**REVISIONS**

**EXISTING** Scale 1:100  
 Drg. No. Y9C 108/2  
 YORK HOUSE HOTEL, HAWSKER, WHITBY

**PROPOSED** Scale 1:100  
 Drg. No. Y9C 108/2  
 YORK HOUSE HOTEL, HAWSKER, WHITBY

14 AVENUE COTTAGE HIGH STREET DRIFHTON BY SANDON N YORKS YO13 0DA TEL 0723 850288





**NOTES**

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 CHECKING:  
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 ANY DISCREPANCIES IN SPECIFICATION OR WORKS BROUGHT TO THE CLIENTS / ARCHITECTS ATTENTION.  
 MATERIALS AND WORKMANSHIP ALL WORK TO BE CARRIED OUT IN A NEAT MANNER.

**REVISIONS**

A - 24/10/07 - ADDITIONAL  
 B - 11/11/07 - CLARIFICATION  
 C - 23/11/07 - ADDITIONAL  
 D - 28/11/07 - HOTEL ADJUSTMENTS

**EXISTING** Scale  
 Dwg No. YS  
**YORK HOUSE CARAVAN PARK, HAWSKER, WHITBY**

SCARBOROUGH BOROUGH COUNCIL

Please read accompanying 'Notes for Applicants' before completing any part of this form.

APPLICATION FOR PERMISSION  
TO CARRY OUT DEVELOPMENT  
Town and Country Planning Act 1990

FOR OFFICE USE ONLY

Ref: 0879

Date Received:

To: Head of Planning Services  
Scarborough Borough Council,  
Town Hall, King Street Office,  
SCARBOROUGH, YO11 2HG  
OR  
10 Skinner Street, WHITBY, YO21 3AD

FEE ENCLOSED  
£265.00  
P.O./Cheque/Cash

Grnd NZ 92723,  
07344  
NYM/ 2008 / # 079 / FL

PART 1 To be completed by or on behalf of all applicants as far as relevant to the particular development.

<p>1. APPLICANT (block capitals) Name <u>York House Hotel</u> Address <u>Hawske, Nr. Whitby</u> Tel. No. ....</p>	<p>AGENT (if any) to whom correspondence should be sent Name <u>Denton &amp; Denton, Chartered Architects &amp; Chartered Building Surveyors</u> Address <u>4 Station Shops, West Ham Road, Scarborough</u> Tel. No. ....</p>
<p>2. PARTICULARS OF PROPOSAL for which permission or approval is sought. (a) Full address or location of the land to which this application relates; and site area. Indicate the boundary of the site in RED on the plans submitted which should be based on an Ordnance Survey Map. (See Note H).</p>	<p>Address <u>York House Hotel, Hawske, Nr. Whitby</u> Site area (state acres/hectares) <u>0.17 ha</u></p>
<p>(b) State applicant's interest in the land, e.g. owner, tenant, prospective purchaser etc.</p>	<p><u>Owner</u></p>
<p>(c) State whether applicant owns or controls any adjoining land, and if so give its location and indicate its boundary in BLUE on the plans submitted.</p>	<p><u>Yes</u></p>
<p>(d) Description of proposed development, including the purpose(s) for which the land and/or buildings are to be used. <u>Internal &amp; External Alterations, Conversion of Garage to Hotel facilities, erection of new Conservatory to rear &amp; new Toilet Block to side</u></p>	
<p>(e) State whether the proposal involves:- State 'Yes' or 'No' (i) New building(s) <input checked="" type="checkbox"/> NO (ii) Alteration or extension of existing building(s) <input checked="" type="checkbox"/> YES (iii) Demolition <input checked="" type="checkbox"/> NO (iv) Change of use <input checked="" type="checkbox"/> NO</p>	<p>If residential development, state number and type of dwelling units proposed, if known (e.g. houses, bungalows, flats). State also the number of bedrooms each dwelling will have, if known.</p>
<p>3. Particulars of Application (See Note C). State the type of permission for which application is being made: Read full question before completing any part. (a) Full planning permission (including any application for a change of use). (See Note C(b)). State 'Yes' or 'No' <input checked="" type="checkbox"/> YES</p>	<p>Except where your proposal is solely for change of use, 'YES' means you are asking for all aspects of your proposal to be considered.</p>
<p>(b) (i) Outline planning permission (which can only be sought when the proposal includes the eventual erection, extension, alteration or re-erection of building) (See Note C(a)). State 'Yes' or 'No' <input checked="" type="checkbox"/> NO (ii) Indicate (with a tick in the appropriate box) any of the following items of detail which are included for consideration in this application: Siting <input type="checkbox"/> Means of Access <input type="checkbox"/> Design <input type="checkbox"/> Landscaping <input type="checkbox"/> External Appearance <input type="checkbox"/></p>	<p>Appropriate when you wish the planning authority to consider the principle of your proposal only; or when you do not wish some aspect(s) to be considered at this time.  The local planning authority nevertheless reserves the right to request further details concerning any of these matters.</p>
<p>(c) Approval of reserved matters (following the grant of outline permission. (See Note C(c)). State 'Yes' or 'No' <input checked="" type="checkbox"/> NO</p>	<p>If 'YES', state the date and reference number of the outline permission: Date ..... Number .....</p>
<p>(d) Renewal of a temporary permission (See Note C(d)). State 'Yes' or 'No' <input checked="" type="checkbox"/> NO</p>	<p>If 'YES', state the date and reference number of the previous permission: Date ..... Number .....</p>

4. Additional Information

(a) State the type, colour and texture of materials to be used externally in the construction of the walls and roof. Also indicate them on the plans submitted.

Walls Brick and Glass

Roof Slates and Glass

(b) How will surface water be disposed of? To soakaways

How will foul sewage be dealt with? To existing system

How will water be supplied? From existing supply

(c) Does the proposal involve:-

(i) Construction of new access to a highway?	( vehicular )	State 'Yes' or 'No'	<input type="checkbox"/>
	( pedestrian )		<input type="checkbox"/>
(ii) Alteration of an existing access to a highway?	( vehicular )		<input type="checkbox"/>
	( pedestrian )		<input type="checkbox"/>

If 'YES', and you have asked for the means of access to be considered, indicate the position of the new access (or alteration of existing access) on the submitted plans.

(d) Does the proposal involve:- State 'Yes' or 'No'

(i) Felling trees?	<input type="checkbox"/>
(ii) Planting trees?	<input type="checkbox"/>

If 'YES' indicate positions on the plan.

5. Particulars of present and previous use of buildings or land:-

(i) Present use of buildings/land Hotel

(ii) If presently a building plot or vacant or unused:-

(a) what was the last use, if known?

(b) when was this last use discontinued, if known?

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 31 JAN 2008

6. Is the application for industrial, office, warehousing, storage or shopping purposes? State 'Yes' or 'No'

If 'YES', complete Part 2 of the form.

7. List the drawings (4 copies), plans (4 copies) and certificates (4 copies) submitted with this application. (See Notes H, J, L).

4 no Certificate A  
5 no drawings Y9A 1007/ID&Y9C 108/1A, 2, 3, 4A + 5A  
Design + Access Statement

Note: The proposed means of enclosure, the materials and colours of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans unless the application is in outline only.

THIS APPLICATION CANNOT BE DEALT WITH UNLESS CORRECTLY COMPLETED AND ACCOMPANIED BY APPROPRIATE CERTIFICATES, PLANS, SECTIONS AND ELEVATIONS AS SET OUT IN THE NOTES FOR APPLICANTS.

Date 29/1/08

Signed

On behalf of

York House Hotel

(Insert applicant's name if signed by an agent)

The need for accuracy of drawings submitted in support of applications is very important; and therefore in order to safeguard the interests of the applicant, neighbouring property owners, and the local planning authority you are asked to sign the following certificate:

I hereby certify that the submitted drawings are based on an accurate measured survey of the site.

Signed:

Date:

29/1/08

# TOWN AND COUNTRY PLANNING ACT 1990

## Certificate under Section 66

### SECTION 1

#### CERTIFICATE A

Complete this where the applicant is the 'owner' and Section 2 below :

'Owner' means a person having a freehold interest, or a leasehold interest the unexpired term of which was not less than seven years.

\* 1. I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

#### CERTIFICATE B

Complete this where the applicant is a tenant or a prospective purchaser and Section 2 below:

\* 1. I hereby certify that I have given the requisite notice to all the the Applicant has persons other than myself who 20 days before the date of the the applicant accompanying application where owners of any part of the land to which the application relates, viz:-

Name of Owner	Address	Date of Service of Notice

NYMNPA
31 JAN 2008

### SECTION 2

Complete either 2A or 2B in all cases:

\* 2A. None of the land to which the application relates constitutes or forms part of an agricultural holding.

OR

\* 2B. I have given the requisite notice to every person other than The applicant has

myself who 20 days before the date of the application was a tenant of himself

any agricultural holding any part of which was comprised in the land to which the application relates viz:-

Name of Tenant	Address	Date of Service of Notice

Signed 

\* On behalf of York House Hotel

Dated 29/1/08

\* Strike out where not appropriate

NOTE: If you cannot sign certificates A or B (e.g. if you cannot trace the owner) you will need to complete different certificates. Please enquire at the planning office.

NYM/ 2008 / 0 0 7 9 / FL

**DESIGN AND ACCESS STATEMENT**

**FOR  
INTERNAL AND EXTERNAL ALTERATIONS, CONVERSION OF  
GARAGE TO HOTEL FACILITIES AND ERECTION OF NEW CONSERVATORY  
TO REAR AND NEW TOILET BLOCK TO SIDE  
AT  
YORK HOUSE HOTEL, YORK HOUSE CARAVAN PARK, HAWSKER, WHITBY**

N. W. NPA

31 JAN 2008

**CONTEXT**

York House Hotel is situated on the York House Caravan Park and is run in conjunction with the Caravan Park business. This application is to improve the facilities of the Hotel and consequently the Caravan Park.

**EXISTING BUILDING**

York House Hotel is a 3 storey red brick building under a slate roof. The front elevation is fairly imposing whilst the rear elevation is white painted, bland and unbalanced. The east elevation has an attached modern brick and concrete tiled garage and the south rear elevation has a white painted brick and corrugated plastic conservatory. To the west is a detached toilet block in poor condition.

**AMOUNT OF DEVELOPMENT**

This application is to provide new Ladies, Gents and Disabled toilet facilities in an extension (approximately 6.0m x 4.8m) on the west facing side elevation of the Hotel and a new Conservatory (approximately 10.8m x 2.8m) on the south facing rear elevation. The Conservatory will lead out onto a decked area. The detached toilet block will be demolished.

Other alterations include a new fitted kitchen within the existing building and the conversion of the existing (redundant) attached garage to form a small bar and bottle storage area.

**LAYOUT**

See drawings.

**SCALE**

There will be no change of scale.

Continued .....



BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT

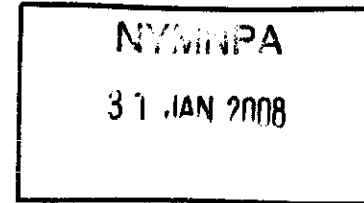
BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR



NE 2008 / 0873 / FL

Continued .....

- 2 -



#### **APPEARANCE**

The Toilet extension will take the form of a single storey, subservient, side extension, constructed of red brickwork under a slate roof.

The Conservatory extension will be a lean to addition, with a central gable feature and will run the length of the rear elevation. It will be constructed of white upvc framing.

The garage conversion will include the replacement of the existing metal 'up and over' door, by a single boarded personnel door.

#### **ACCESS**

York House Hotel already has level access at the rear. The existing residents lounge and dining rooms are wheelchair accessible.

The new internal design and arrangement will generally comply with Part M of the Building Regulations.

There is a dedicated car park to the front of the Hotel and ample on site car parking to the east of the Hotel.

#### **SUMMARY**

The improvements will have no adverse effect on surrounding properties. There will be no overlooking or loss of privacy. The proposals will have no adverse effect on the character or appearance of the property, nor of the National Park.

**The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Plan, in particular policy numbered GP3 'General Development Policy'.**



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

30<sup>th</sup> January, 2008



**BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT**

**BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR**