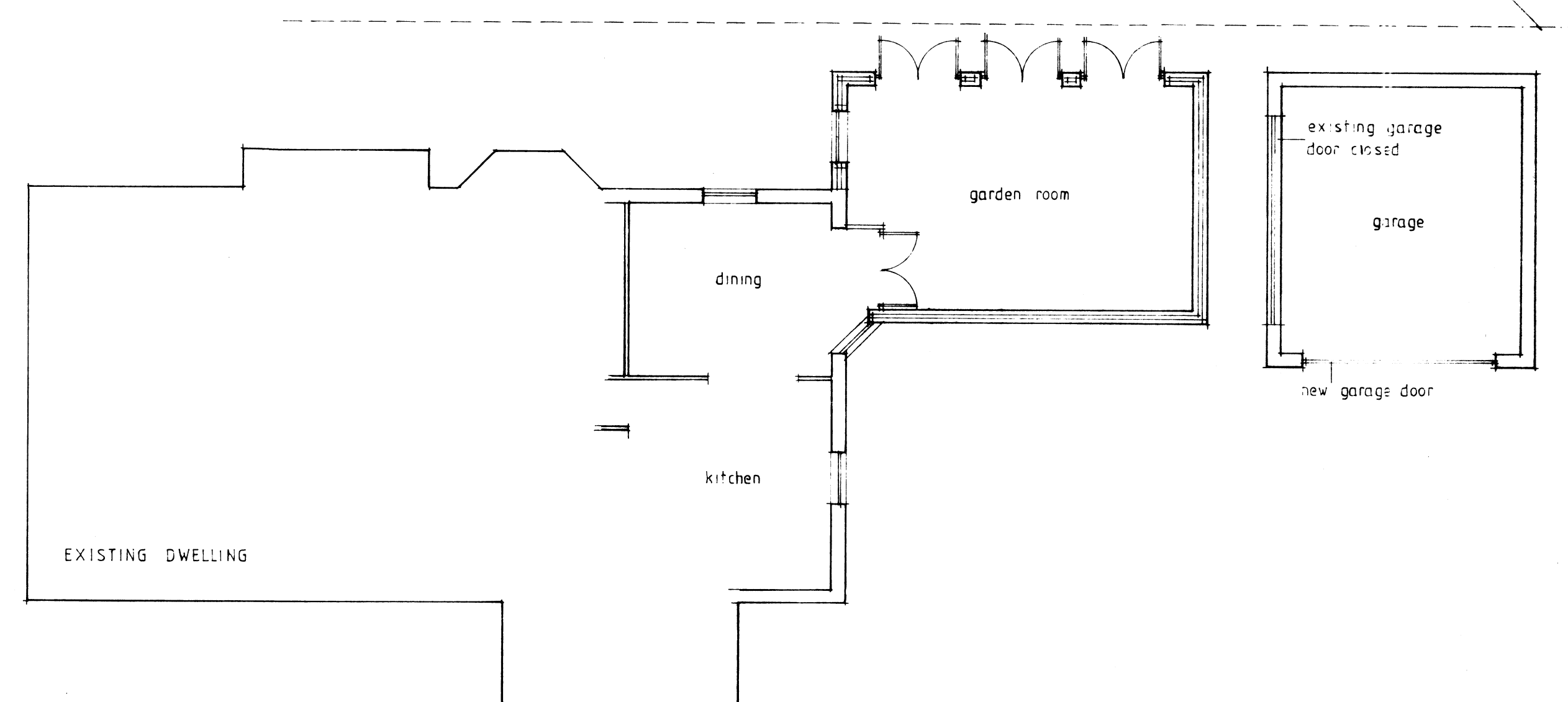


EXISTING PLAN



PROPOSED PLAN

NYM/NPA  
14 FEB 2008

**PETER RAYMENT DESIGN LTD** ARCHITECTURAL DESIGNERS  
STRAY HEAD AISLABY PICKERING NORTH YORKSHIRE YO18 8PE TELEPHONE 01751 472541

SCALE 1:100 DRAWING 0602081 AMENDMENT

PROPOSED GARDEN ROOM  
ELLERBECK HOUSE PRIESTMANS LANE  
THORNTON LE DALE

CLIENT MR & MRS CALAM

SITE PLAN

scale 1:500

NYM / 2008 / 0 1 2 / F-1

14 FEB 2008



extension to garden

garden room

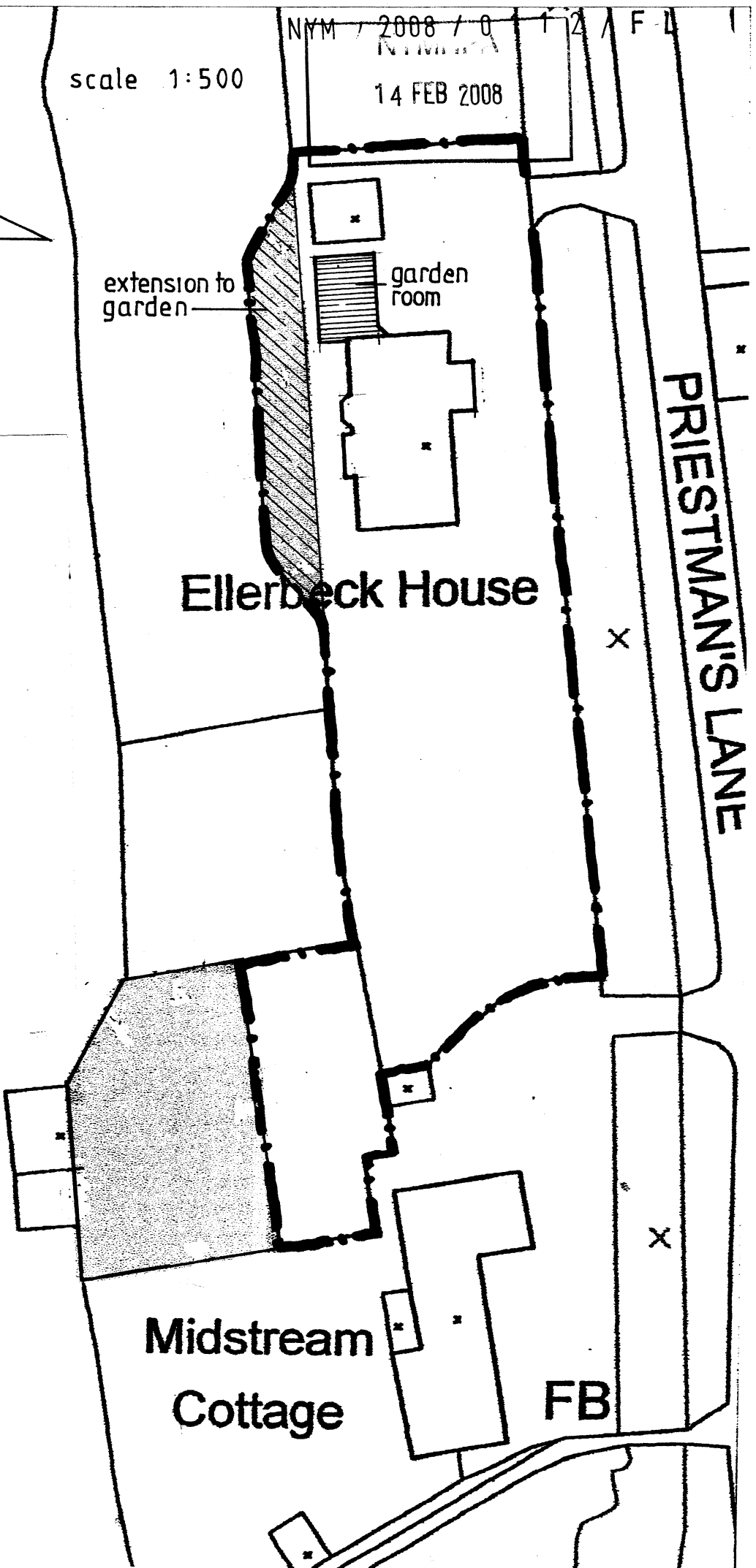
Ellerbeck House

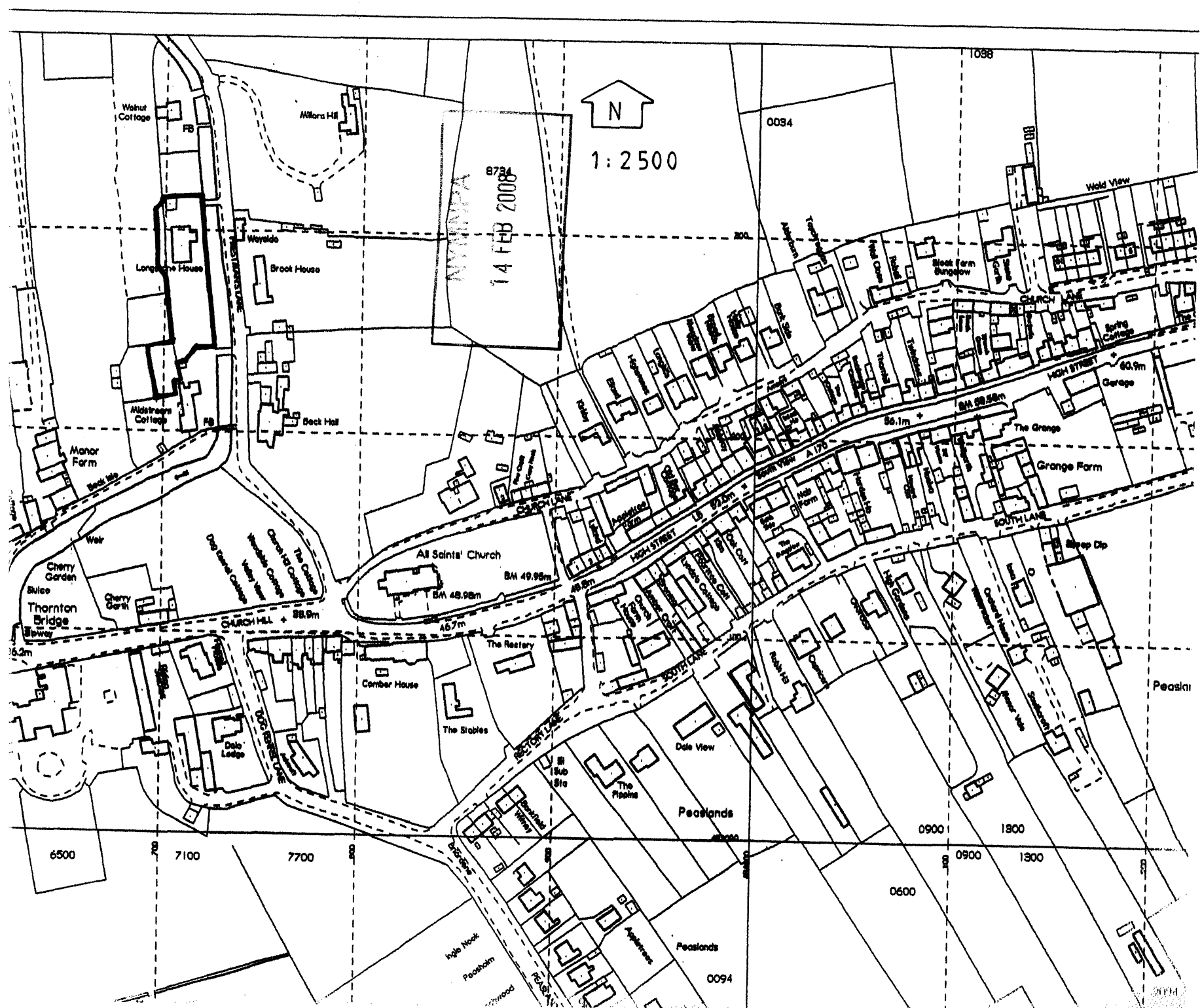
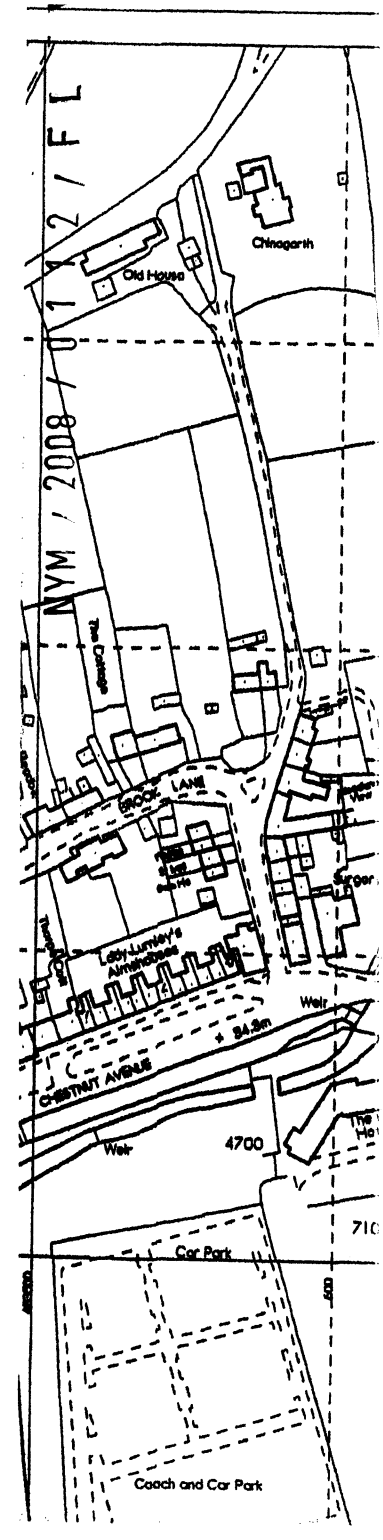
PRIESTMAN'S LANE

Midstream  
Cottage

FB

Manor







PE1

# North York Moors National Park Planning Application Form

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

For office use only

Ref: NYM / 2008 / 0112 / FL

Admin Ref: 08/0112

Date valid: \_\_\_\_\_

Grid ref: SE 83711, 83274

## SECTION 1

### YOUR DETAILS

#### 1. Applicant

Name MR & MRS CALAM

Address ELLERBECK HOUSE

PRIESTMANS LANE

THORNTON LE DALE

Post Code \_\_\_\_\_

Tel No \_\_\_\_\_

#### 2. Agent

Name \_\_\_\_\_

Address \_\_\_\_\_

Peter Rayment Design Ltd  
Stray Head, Aislaby  
Pickering  
YO18 8PE  
Tel: \_\_\_\_\_  
Email: \_\_\_\_\_

Post Code \_\_\_\_\_

Tel No \_\_\_\_\_

NYMNPA

14 FEB 2008

#### 3. Applicant's interest in the land

OWNER

## SECTION 2

### YOUR PROPOSAL

#### 4. Full postal address or location of the application site

ELLERBECK HOUSE, PRIESTMANS LANE

THORNTON LE DALE

#### 5. Applicant's interest in adjoining land

PROSPECTIVE PURCHASER

#### 6. Brief description of proposed development

PROPOSED GARDEN ROOM AND CHANGE OF USE  
OF AGRICULTURAL LAND TO DOMESTIC

## 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 N/A Application No \_\_\_\_\_

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

- Layout  Scale  Appearance  Access  Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed \_\_\_\_\_ Application No \_\_\_\_\_

Condition No \_\_\_\_\_

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 ?

DOMESTIC / AGRICULTURE

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

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

13. Access

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

**NYMNP**  
**14 FEB 2008**

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 N/A  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 in the accompanying booklet.

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 NATURAL STONE  
Roof FLAT ROOF WITH GLAZED LANTERN

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

YES / NO (delete as appropriate) If NO go to Section 5  
If YES please complete Questions 18 - 23 of Section 4 on page 4 of this form

**SECTION 5** WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. Plans

Please list below the plans which will accompany this application.

4 x 0602081

**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 \_\_\_\_\_ (Applicant)  
Date \_\_\_\_\_

**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 the application relates, as listed below.

Owner's name MR DUDLEY-SMITH  
Address at which notice served THE OLD HOUSE, THORNTON LEDALE  
Date on which notice was served 13th Feb 2008  
Signed \_\_\_\_\_ (Applicant/Agent)  
\* On behalf of MR & MRS CALAM (Applicant)  
Date 13th Feb 2008

**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 MR & MRS CALAM (Applicant)  
Date 13th Feb 2008

**NYM/ABA**  
**14 FEB 2008**

**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/postal order no \_\_\_\_\_

Signed \_\_\_\_\_ (Applicant/Agent)  
On behalf of MR & MRS CALAM (Applicant)  
Date 13th Feb 2008

NYM / 2008 / 0112 / FL

# Peter Rayment Design Ltd architectural designers

11 Hay Head Aislaby Pickering North Yorkshire YO18 8PE

email: [REDACTED]

NYMNPFA

14 FEB 2008

## DESIGN AND ACCESS STATEMENT

### **PROPOSED GARDEN ROOM AND CHANGE OF USE OF LAND AT ELLERBECK HOUSE, PRIESTMANS LANE, THORNTON LE DALE**

The site is to the west of Priestmans Lane and lies within the village's conservation area. Ellerbeck House is a detached private dwelling and is constructed in natural stone. We are proposing a single storey extension of 34.5m<sup>2</sup> on the northern end of the property to form a garden room which would be constructed in matching stone. The garden room is of traditional design with a glazed roof lantern and French windows to the west elevation. The proposed works will also encompass the relocation of the existing garage entrance door from its south elevation to its east.

Planning permission exists for a substantial extension to the south end of this property and our clients are willing to forfeit this permission upon approval of this application. We are also proposing a small extension to the existing domestic garden which will not impact upon the locality but will make a substantial improvement to this property.

We have considered the proposed scheme against Policy BE6 and H12 of the North York Moors National Park Local Plan and conclude that the development complies with the criteria therein and is sympathetic to the character and appearance of the existing dwelling. The proposal will not have an adverse effect upon the appearance of the area or open countryside nor the amenities of neighbouring properties. The small extension of domestic garden will not detract from the appearance of the locality.

#### List of Enclosures:

- 4 x Drawing No.0602081
- 4 x Application Form
- 4 x Site Plan
- 4 x Location Plan
- Fee Cheque £135.00