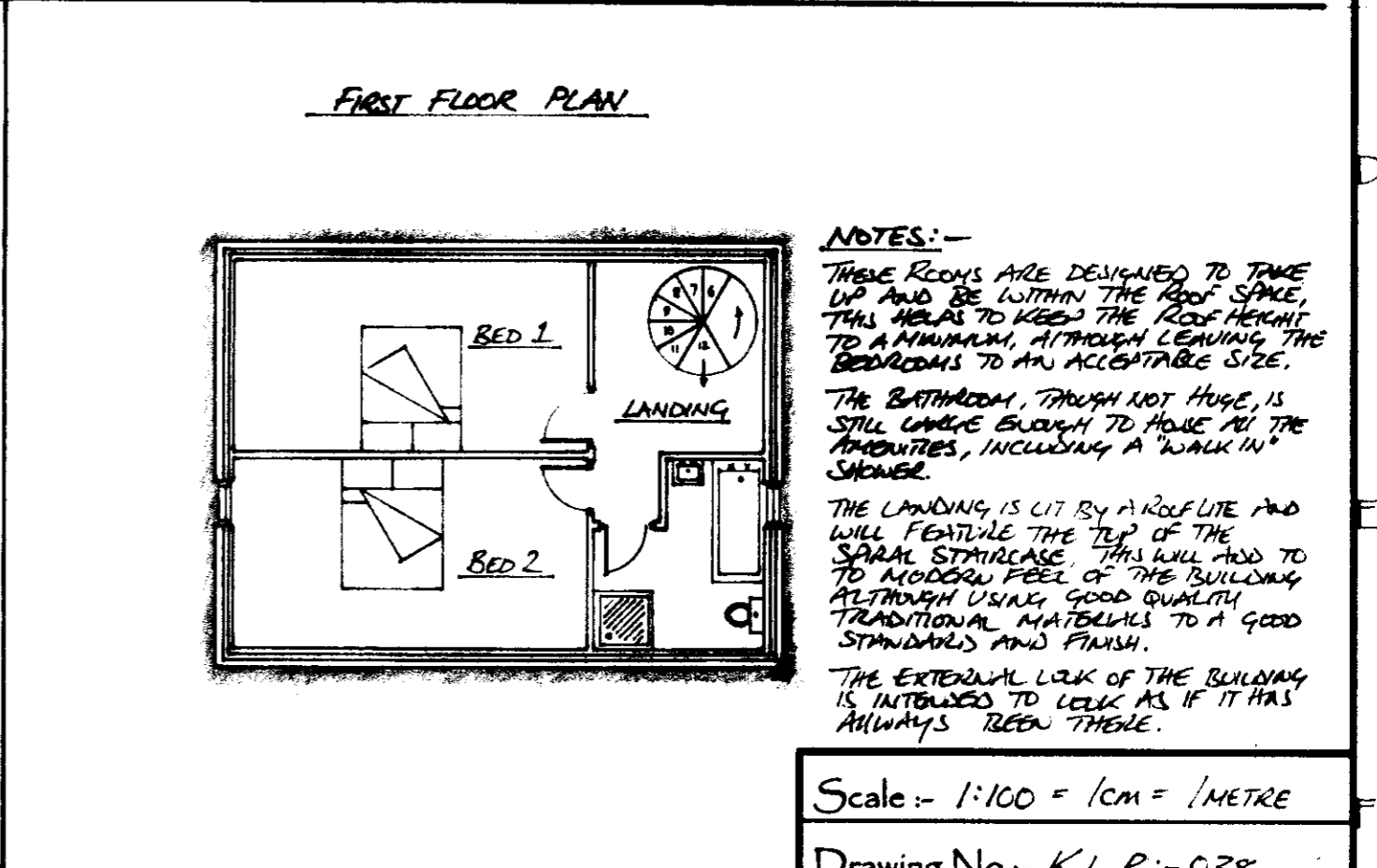
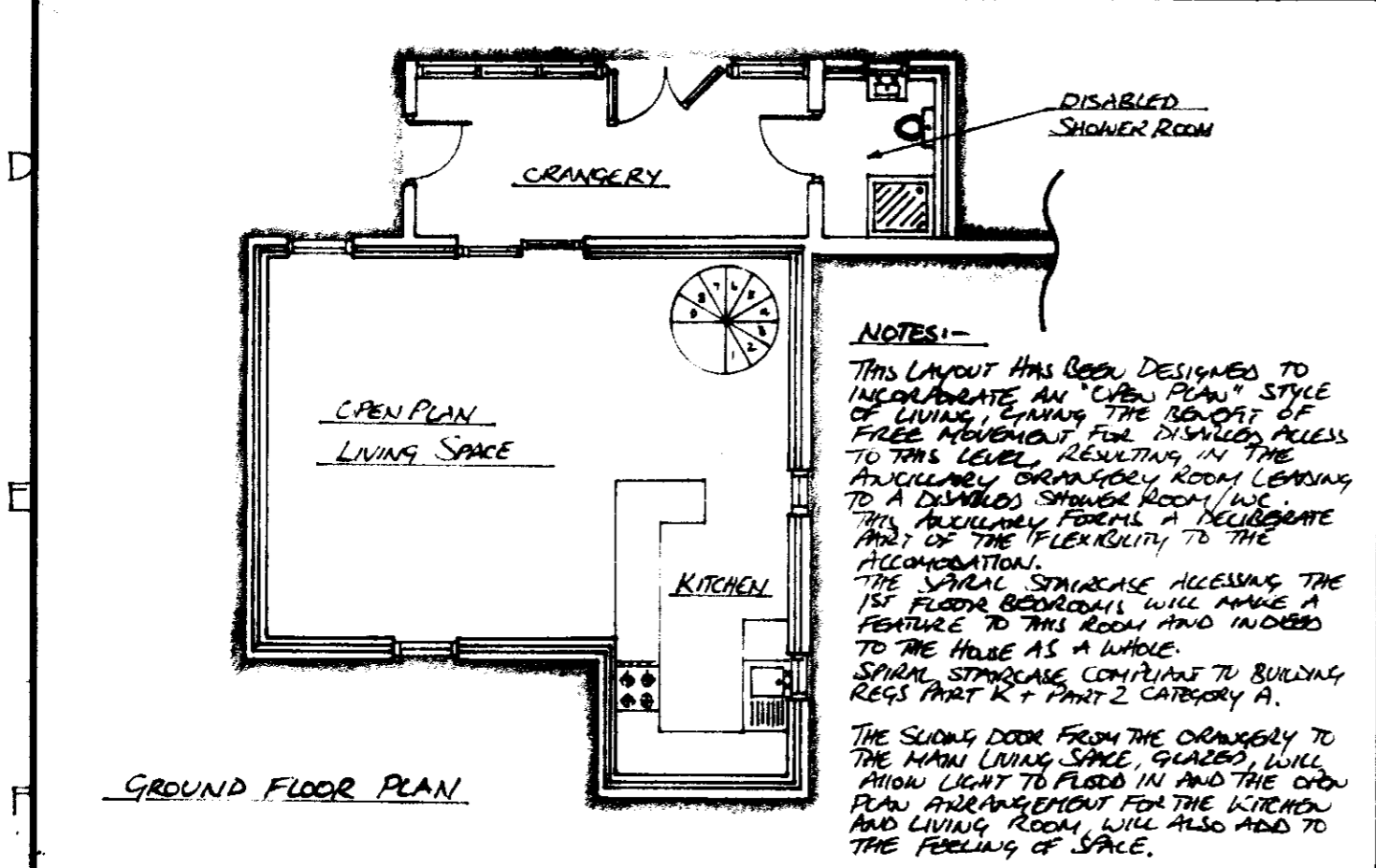


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22 JUL 2008



Scale:- 1:100 = 1cm = 1METRE

Drawing No:- K.L.R:-038

Date:-07/08 Drawn by:- SBR

Client:- MR + MRS. K. ROE

Address:- HAWSKER HALL, LEW HAWSKER, WHITBY, NORTH YORKSHIRE YO22 4LE

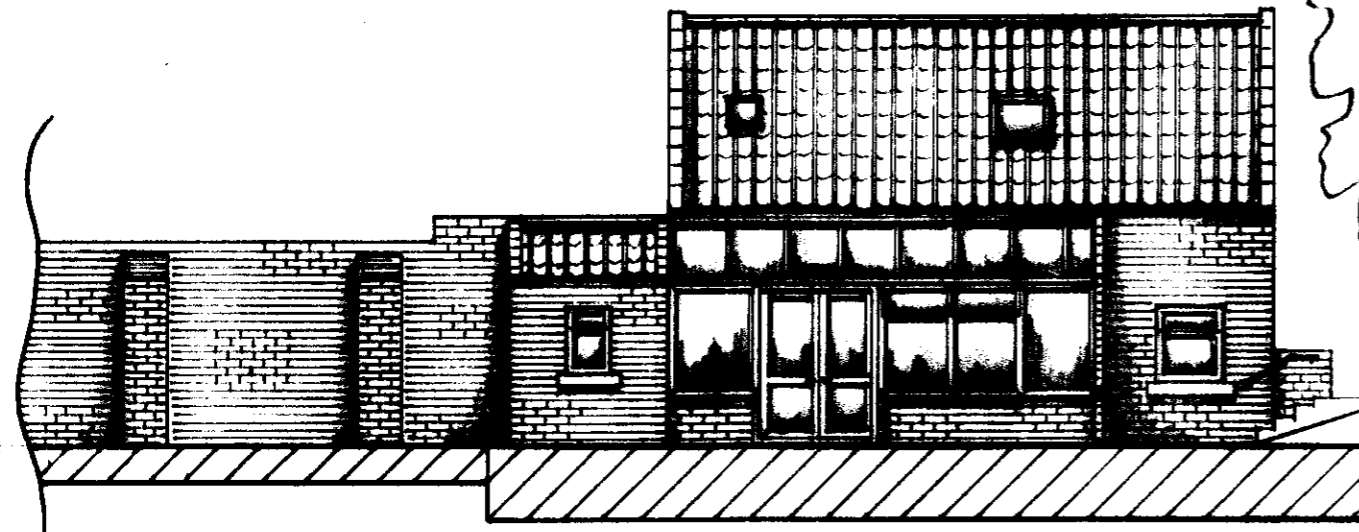


SOUTH FACING ELEVATION

NOTES:-

PROPOSED ELEVATION SHOWING ORANGERY AND DISABLED SHOWER ROOM/NC TO THE LEFT. THE EXISTING SOUTH FACING WALL IS TO BE PRESERVED USING TRADITIONAL BUILDING METHODS USED AT THE TIME OF THE ORIGINAL CONSTRUCTION, AS DISCUSSED WITH NYMNPAs BUILDING CONSERVATION TEAM.

THE IDEA OF THIS ELEVATION IS TO KEEP THE PROPOSAL AS NEAR TO THE EXISTING STYLE AS POSSIBLE, RESULTING IN VERY LITTLE IMPACT TO THE SURROUNDINGS.

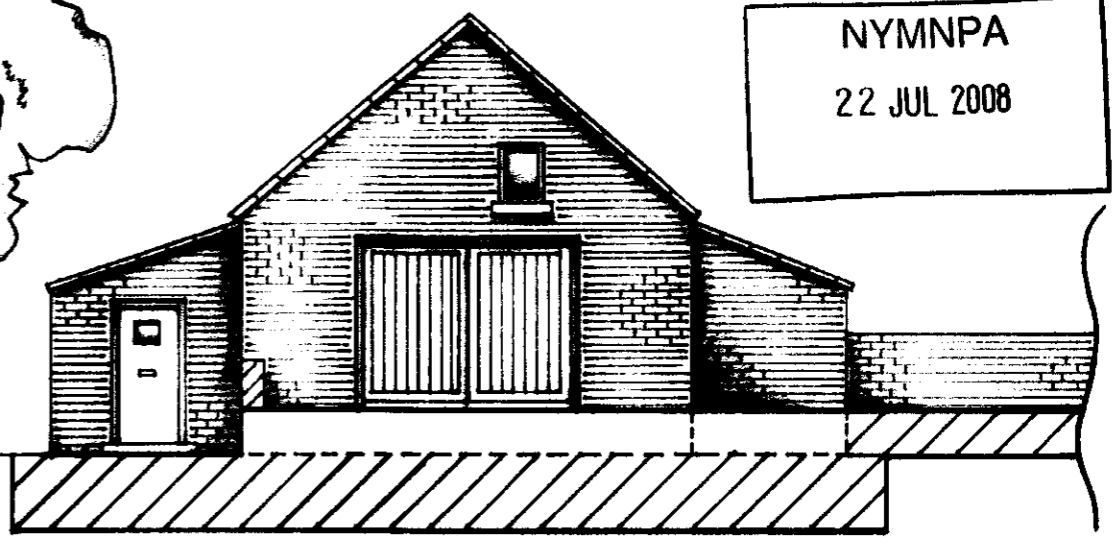


FRONT/EAST ELEVATION

NOTES:-

PROPOSED ELEVATION SHOWING GABLE END, WITH WINDOW TO BACK BEDROOM AND FRONT ENTRANCE LEADING INTO THE SIDE ORANGERY.

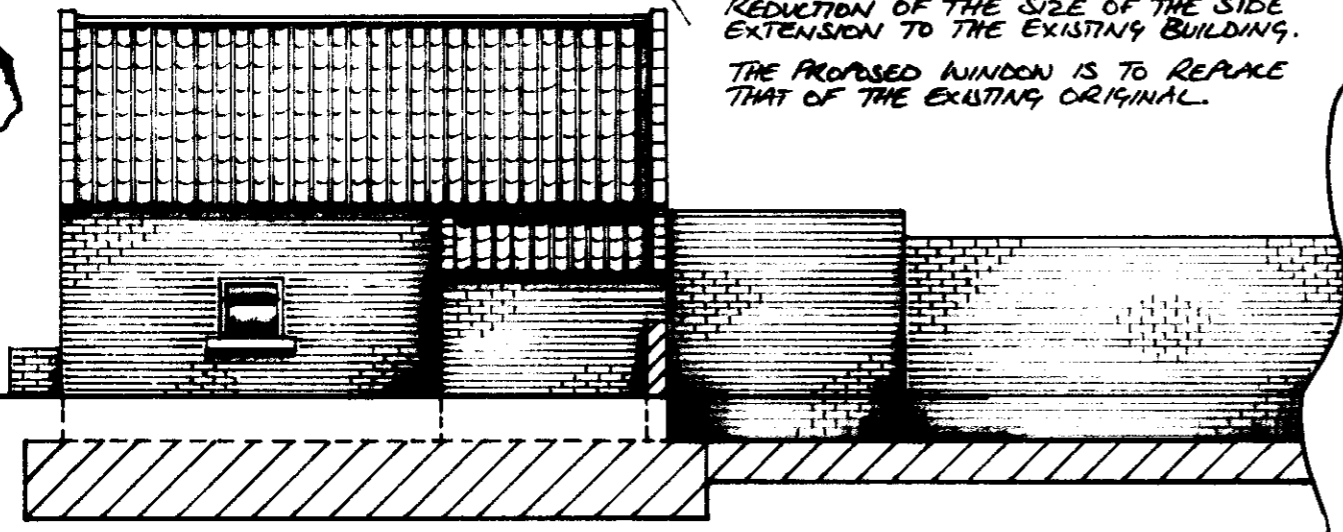
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NOTES:-

PROPOSED ELEVATION SHOWING REDUCTION OF THE SIZE OF THE SIDE EXTENSION TO THE EXISTING BUILDING.

THE PROPOSED WINDOW IS TO REPLACE THAT OF THE EXISTING ORIGINAL.



NORTH FACING ELEVATION

NOTES:-

VIEW SHOWING PROPOSED WHITE PAINTED TIMBER FRAMED WINDOWS TO REPLACE EXISTING WINDOWS ON THIS ELEVATION.



REAR/WEST ELEVATION

Scale :- 1:100 = 1cm = 1METRE.

Drawing No :- K.L.R.-037

Date :- 07/08 Drawn by :- SBR.

Client :- Mr + Mrs K. RCE

Address :- HANSKER HALL, LOW HANSKER, WHITBY, NORTH YORKSHIRE YO22 4LE.

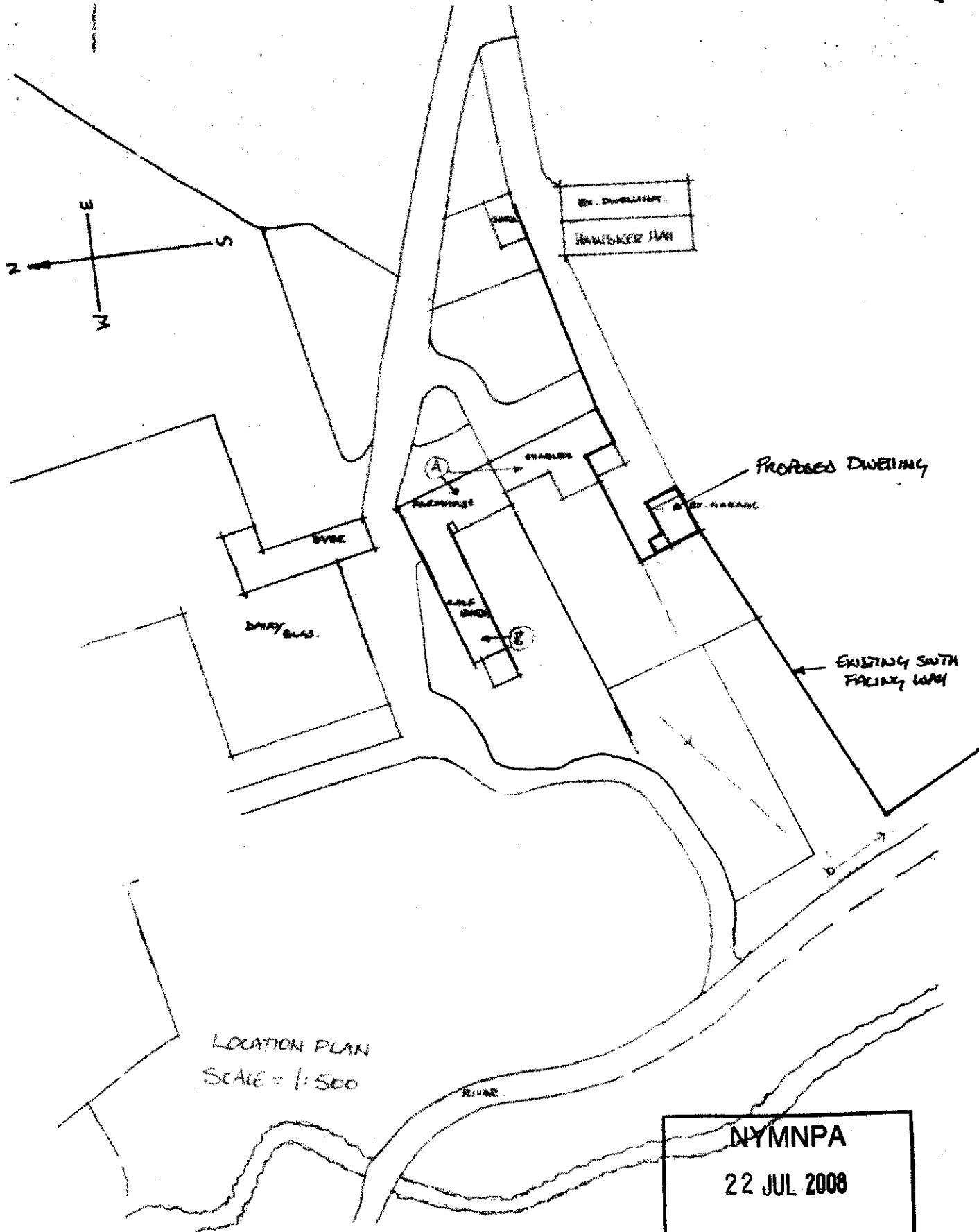


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22 JUL 2008

LOCATION PLAN :- REF :- KLR 041

- (A) = IMMEDIATE NEIGHBOUR (RECENTLY DEVELOPED) "THE STABLES" HAWSKER HALL
- (B) = " " " " " " " THE CALE STED " "

SCALE 1:1250  
PLAN SHOWING PROPOSED DWELLING AND SURROUNDING BOUNDARY.



Ⓐ+Ⓑ SHOWS RECENTLY DEVELOPED NEIGHBORING PROPERTIES.

REF:-KLR042

Grid ref NZ92157, 07518



North York Moors National Park Authority  
The Old Vicarage  
Burdigale  
Helmley  
York  
YO62 5BP

08/0574

PL 1

Telephone: 01438 770657  
Email: dc@northyorkmoors-npa.gov.uk  
Website: www.moors.nk.net

## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

### Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="MR"/> First name: <input type="text" value="KEVIN"/>	Title: <input type="text" value="MR"/> First name: <input type="text" value="STEVEN"/>
Last name: <input type="text" value="ROE"/>	Last name: <input type="text" value="REED"/>
Company (optional): <input type="text" value=""/>	Company (optional): <input type="text" value="REDESIGN"/>
Unit: <input checked="" type="checkbox"/> House number: <input type="text" value=""/> House suffix: <input checked="" type="checkbox"/>	Unit: <input checked="" type="checkbox"/> House number: <input type="text" value="5"/> House suffix: <input checked="" type="checkbox"/>
House name: <input type="text" value="HANSKER HALL"/>	House name: <input type="text" value=""/>
Address 1: <input type="text" value="LOW HANSKER"/>	Address 1: <input type="text" value="LARPOOL MEWS"/>
Address 2: <input type="text" value=""/>	Address 2: <input type="text" value="LARPOOL DRIVE"/>
Address 3: <input type="text" value=""/>	Address 3: <input type="text" value=""/>
Town: <input type="text" value="WHITBY"/>	Town: <input type="text" value="WHITBY"/>
County: <input type="text" value="NORTH YORKSHIRE"/>	County: <input type="text" value="NORTH YORKSHIRE"/>
Country: <input type="text" value="ENGLAND"/>	Country: <input type="text" value="ENGLAND"/>
Postcode: <input type="text" value="YO22 4LE"/>	Postcode: <input type="text" value="YO22 4NF"/>

### 3. Description of Proposed Works

Please describe the proposed works:

TO DEMOLISH EXISTING WORKSHOP/GARAGE AND BUILD A 2 BEDROOM - 1/2 STOREY COTTAGE WITHIN THE SAME "FOOTPRINT" OF THE ORIGINAL BUILDING IN SYMPATHY WITH, AND BY USING THE SAME MATERIALS AS THE EXISTING SOUTH FACING GARDEN/BOUNDARY WALL, ALONG WITH THE MATERIALS USED WITHIN THE EXISTING HANSKER HALL CURTAGE A LISTED BUILDING. THE PROPOSED DWELLING IS TO BE USED AS A RESIDENTIAL PROPERTY FOR FAMILY/HOLIDAY ACCOMMODATION.

THE PROPOSAL IS NOT TO HAVE ANY DETRIMENTAL IMPACT ON THE SURROUNDING PROPERTIES BUT TO BLEND IN WITH ITS SURROUNDINGS IN ORDER TO SATISFY POLICIES BE3 AND BE15 OF THE LOCAL PLAN.

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22 JUL 2008



10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	SOUTH FACING GARDEN / BOUNDARY WALL / LIME MORTAR PART OF THIS WALL IS INCORPORATED WITHIN THE EXISTING BUILDING.	HANDMADE AND/OR RECLAIMED BRICKS SUPPLIED BY YORK HANDMADE LTD.	<input type="checkbox"/>	<input type="checkbox"/>	KLR:-037 KLR:-038
Roof	CORRUGATED TIN SHEET.	HANDMADE AND/OR RECLAIMED PASTILES TO MATCH THAT OF SURROUNDING PROPERTIES SUPPLIED BY WILLIAM BRYTH LTD AND SANDOTT LTD.	<input type="checkbox"/>	<input type="checkbox"/>	KLR:-038
Windows	TIMBER FRAMED / SINGLE GLAZED.	TIMBER FRAMED DOUBLE GLAZED MADE TO SAME SPEC AS HAVI, PAINTED WHITE.	<input type="checkbox"/>	<input type="checkbox"/>	KLR:-037 KLR:-038
Doors	TIMBER.	TIMBER FRAMED + MADE IN KEEPING WITH HAVI.	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	BOUNDARY WALL / SOUTH FACING + REAR ENCLOSURE ALL BRICKWORK.	AS EXISTING, BUT TO BE REPAIRED USING TRADITIONAL HANDMADE BRICK / LIME MORTAR.	<input type="checkbox"/>	<input type="checkbox"/>	KLR:-038.
Vehicle access and hard-standing	3X VEHICLE SPACES ON HARD STANDING / GRAVEL.	AS EXISTING + / MORE SPACE FOR DISABLED PARKING.	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	NO EXTERNAL LIGHTING	LIGHTING TO BE ADDED TO ILLUMINATE DRIVEWAY FOR ACCESS.	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		NYMNP 22 JUL 2008	<input type="checkbox"/>	<input type="checkbox"/>	

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:

Ref:- KLR 037 - ELEVATION DRAWINGS  
 Ref:- KLR 038 - PLAN VIEWS  
 Ref:- KLR 039 - DES/ACCESS STATEMENT  
 Ref:- KLR 040 - PHOTOS OF EXISTING.  
 Ref:- KLR 041 - LOCATION PLAN 1:1250  
 Ref:- KLR 042 - " " 1:500.

**11. Certificates**

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form  
**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Redacted signature box]

8/7/2008

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
 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.

Name of Owner	Address	Date Notice Served
<del>N/A</del>		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**  
 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.

The steps taken were:

[Redacted text box]

Name of Owner	Address	Date Notice Served
<del>N/A</del>		

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**22 JUL 2008**

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):

[Newspaper name box]

[Date box]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]



11. Certificates (continued)

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

*N/A*

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

*N/A*

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

*N/A*

Signed - Applicant:

*[Signature]*

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

*N/A*

**AGRICULTURAL HOLDINGS CERTIFICATE**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

*[Signature]*

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

08/07/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
<i>N/A</i>		

**NYMNPA**  
22 JUL 2008

Signed - Applicant:

*[Signature]*

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

*N/A*

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- 3 copies of a completed and dated application form:
- 3 copies of a design and access statement where proposed works fall within one of the following designated areas:
  - National Park
  - Site of special scientific interest
  - Conservation area
  - Area of outstanding natural beauty
  - World Heritage Site
  - The Broads
- The correct fee:
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

**13. Declaration**

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

Signed - Applicant:

*[Signature]*

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

08/07/2008

(date cannot be pre-application)

**14. Applicant Contact Details**

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

**15. Agent Contact Details**

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

**16. 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)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [redacted] Telephone number: [redacted]

Email address: [redacted]

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. The correct fee:  The original and 3 copies of the following documents:

<input checked="" type="checkbox"/> The completed and dated application form	<input checked="" type="checkbox"/> The completed, dated Article 7 Certificate (Agricultural Holdings)	<input type="checkbox"/> A design and access statement where proposed works fall within one of the following designated areas: <input type="checkbox"/>
<input checked="" type="checkbox"/> A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north	<input checked="" type="checkbox"/> The completed, dated Ownership Certificate (A, B, C or D - as applicable)	<input type="checkbox"/> National Park
<input checked="" type="checkbox"/> Other plans and drawings or information necessary to describe the subject of the application		<input type="checkbox"/> Site of special scientific interest
		<input checked="" type="checkbox"/> Conservation area
		<input type="checkbox"/> Area of outstanding natural beauty
		<input type="checkbox"/> World Heritage Site
		<input type="checkbox"/> The Broads

NYMNPA  
22 JUL 2008

**DESIGN and ACCESS STATEMENT.**

**PROPOSED ONE AND A HALF STOREY DWELLING.**

**AT**

**HAWSKER HALL**

**LOW HAWSKER, WHITBY.**

**FOR**

**MR.K. and MRS. L. ROE.**

**NYMNP**

**22 JUL 2008**

**reesign ref:- K.L.R. 039**

**1:0- Design****1:1- Context**

The proposed dwelling is to be located on a site formerly used as a Garage/Workshop which is part of an existing South Facing Wall, adjacent to a stone outbuilding within the curtilage of the Hawsker Hall Site.

The site to be developed is approximately 72sq-metres in area and is located at the end of the existing driveway/access which runs down from the side of the hall.

Brick built boundary walls exist to provide enclosure of the site from adjacent properties.

The proposed Design is to emulate the existing building in area and to keep the balance of what already exists and the proposal in equal amounts, for example, the proposed "Orangery" to the south facing side of the proposal will be similar to the size of the existing greenhouse which runs alongside the garage (see photographs provided), to balance new for old.

The materials for the proposal will include handmade or reclaimed Bricks in keeping with the existing south facing wall that leads to the very end of the large garden boundary. The roof tiles will also be reclaimed or handmade, to give the proposal an already "aged" look and feel in order to tie in with existing properties initially on completion. The windows will be made of timber, white painted to match the Hall, mounted on stone sills.

NYMNPA

22 JUL 2008

**1:-2- Amount of Development**

The one and a half storey house has a gross area as follows:-

Ground Floor = 72 sq metres.

First Floor = 48 sq metres.

**1:-3- Layout.**

The proposed dwelling will be approximately 10 metres South and 7 metres East of the nearest property.

The boundary wall separating the two properties from the East elevation is approximately 3.14 metres away from the proposal. The proposal is not visible from any main road.

**1:-4- Scale.**

The proposal will be 8metres long in total and 6 metres wide plus a "leg" to form part of the kitchen area at 2metres long and 3metres wide.

The overall size of the development is much smaller than neighbouring properties and the proposal will remain within the original "footprint" of the existing building, for this reason the proposed dwelling will not be dominant and will sit discreetly within the curtilage.

**1:-5- Landscaping.**

The existing rough driveway/ access to the site will ,on completion, be gravelled to maintain drainage and natural absorbancy of rainfall.

All shrubs and hedges , garden area to the south facing wall and within the site, on completion, will be significantly improved and maintained to preserve the site.

The existing parking areas will be leveled and parking for disabled added.

NYMNPA  
22 JUL 2008

Hard landscaping will be kept to a minimum as grassed and gravelled areas are more in favour with the surroundings due to the aesthetically pleasing quality this would bring to the site.

**1:-6- Appearance.**

The proposal will be built of hand made bricks or reclaimed to match that of the existing "Glaisdale" brick used on the south facing wall, which as with the current building, will form part of the proposed house.

Stone sills will be used and timber framed windows will be set within reveals and painted white, to match those of the original house (Hawsker Hall).

All rainwater materials proposed shall be coloured black to match that of the original house. All said materials subject to planning authority approval.

**2:- Access.**

The proposer has consulted with immediate neighbours and has thus far met with no objections.

As the site is accessed via a private drive and adequate parking will be provided for the proposal, there would be very little if any at all inconvenience to vehicle access to neighbouring properties including the Hall itself.

The site has been considered for disabled access and therefore the proposer has chosen to add an additional ground floor W.C. and shower facility for disabled use.

The doors will be a minimum of 841mm wide internally and externally.

All electrical switches and sockets will be positioned within the heights of 450mm to 1200mm above floor level to comply fully with building regulations and to ease of access for all.

For these reasons consideration for approval is requested.

Date:- 07/08

 Agent.

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