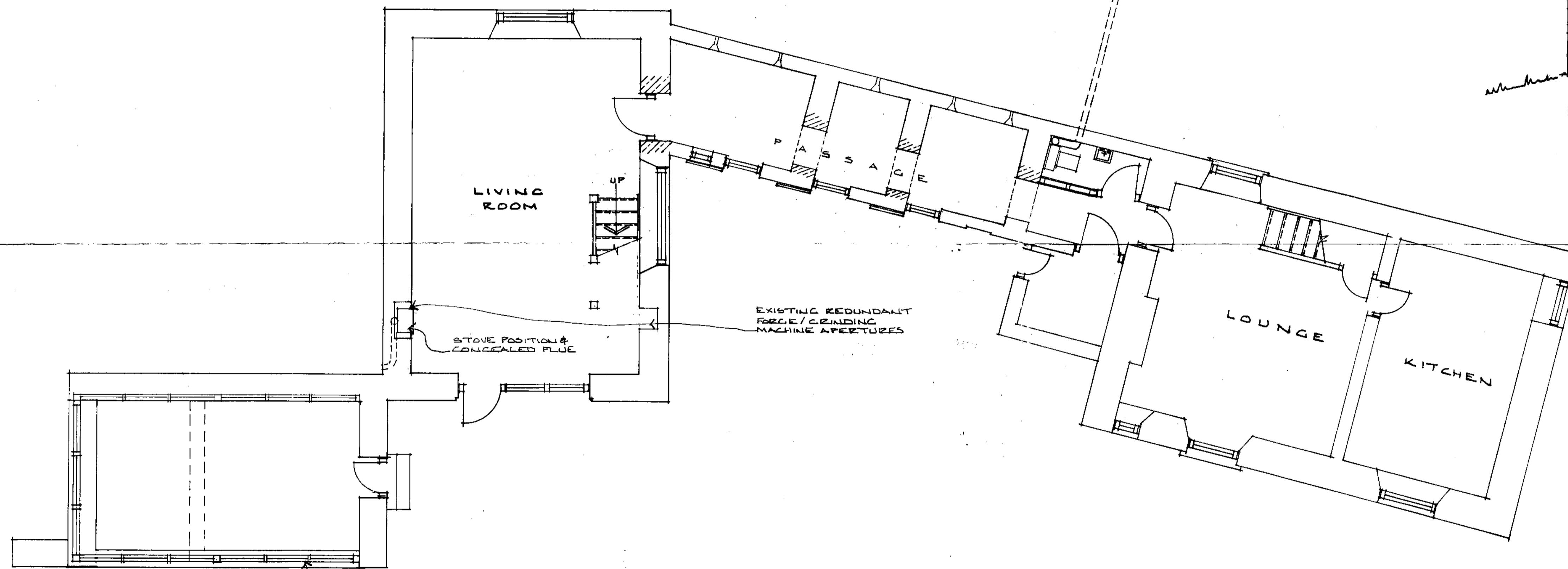
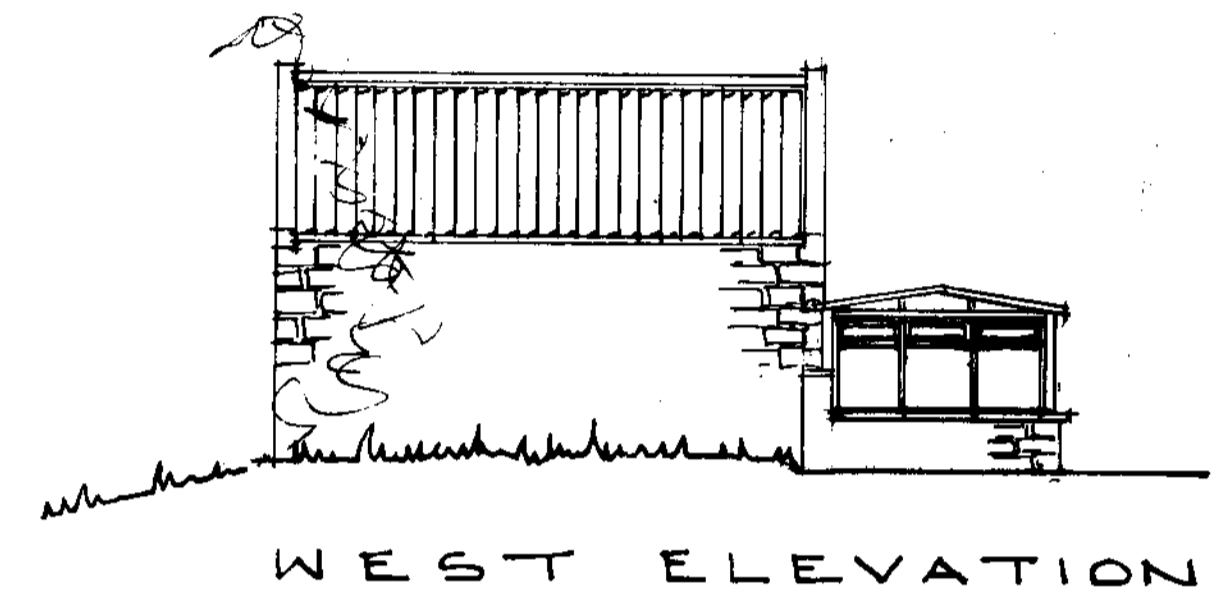
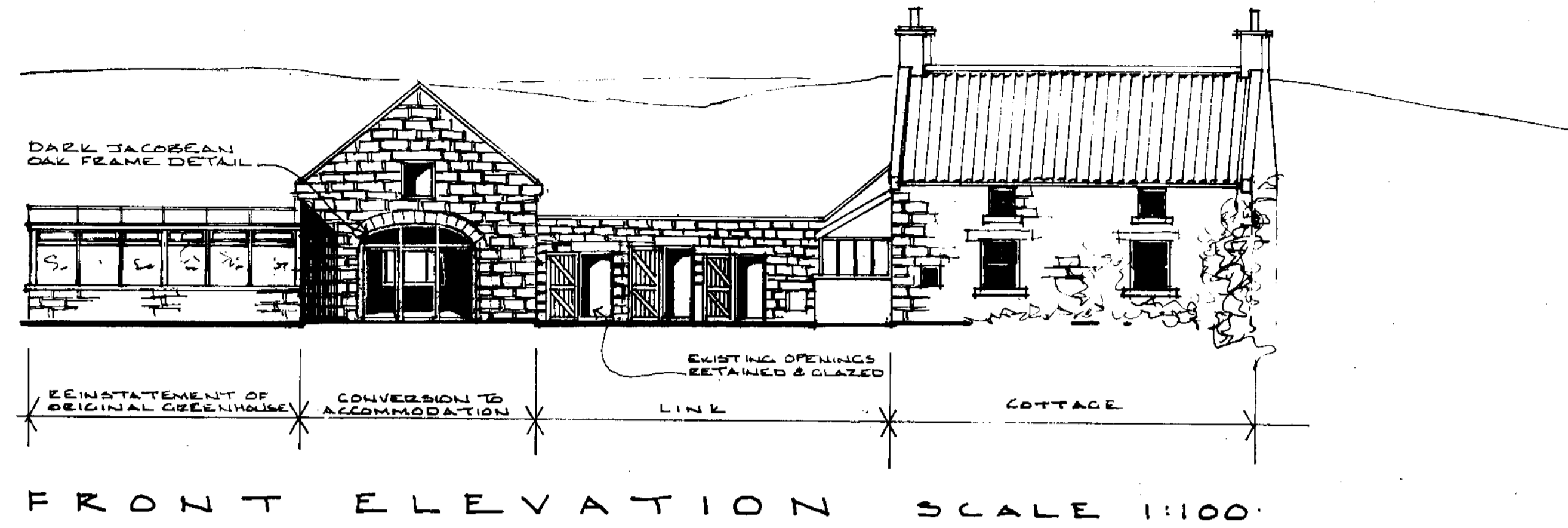
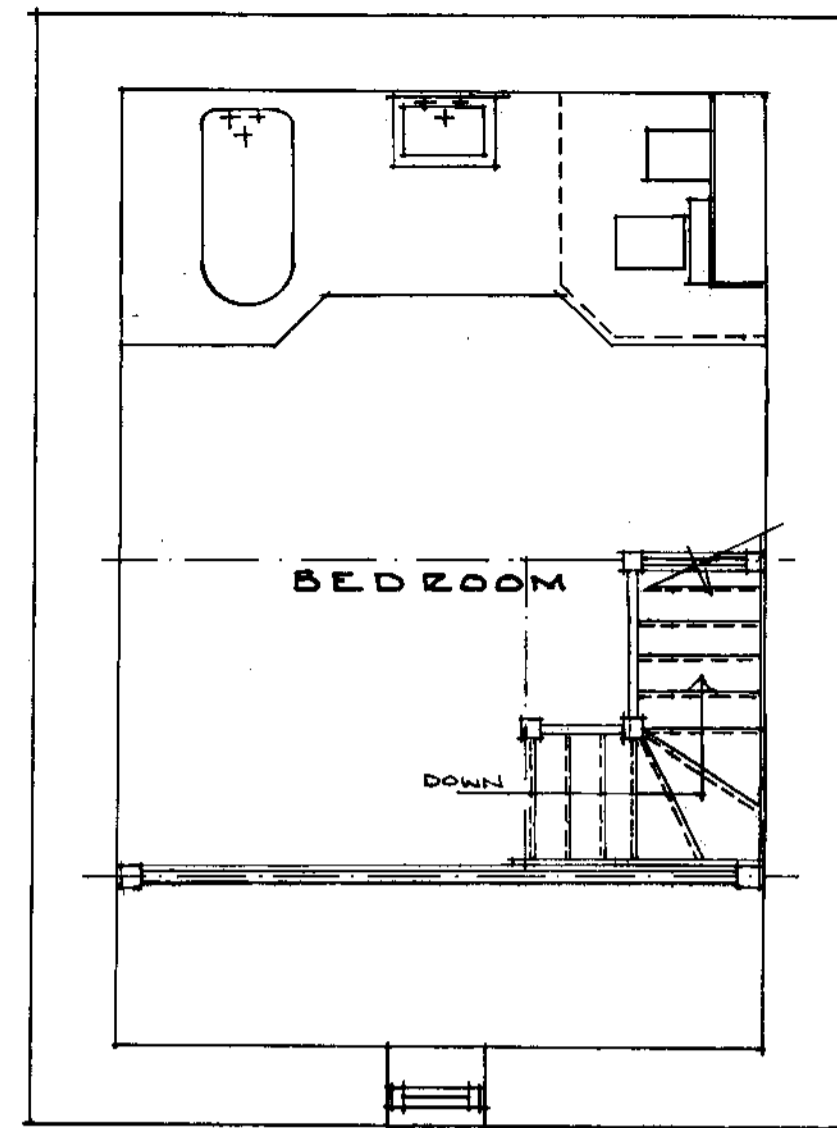


FIRST FLOOR PLAN 1:50



GENERAL ARRANGEMENT SCALE 1:50

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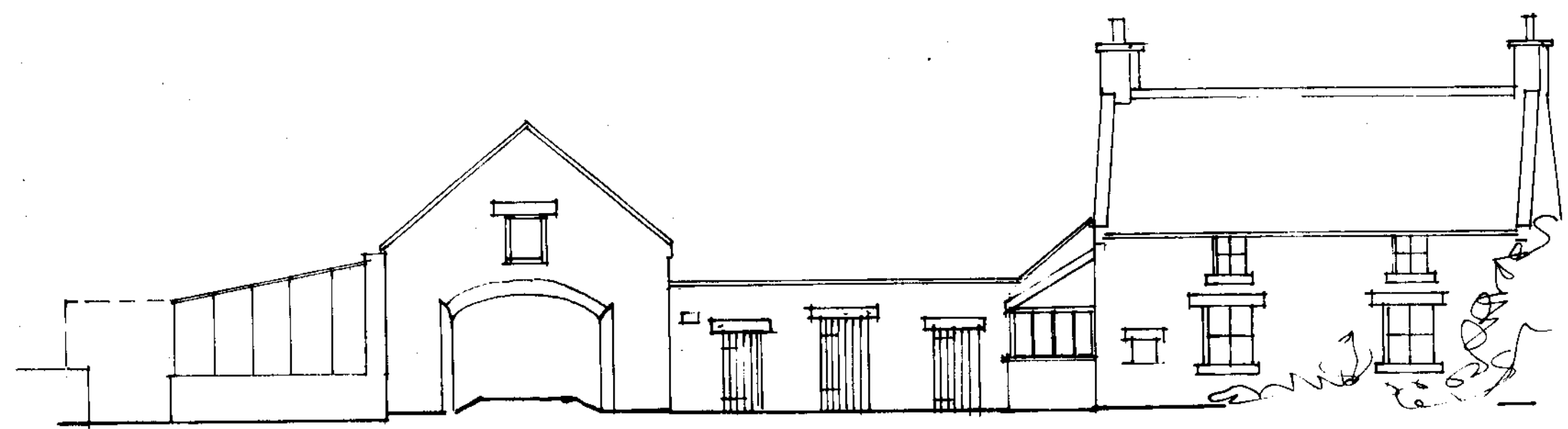
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B	SCHEME REVISIONS	TC	AUG 08
A	SCHEME REVISION	TC	SEP 08
No.	DESCRIPTION	CHK'D	APP'D DATE
	ALTERATIONS		

PROPOSED ALTERATIONS TO
ALLANTOFT COTTAGE, GREENEND.
SCHEME DRAWING

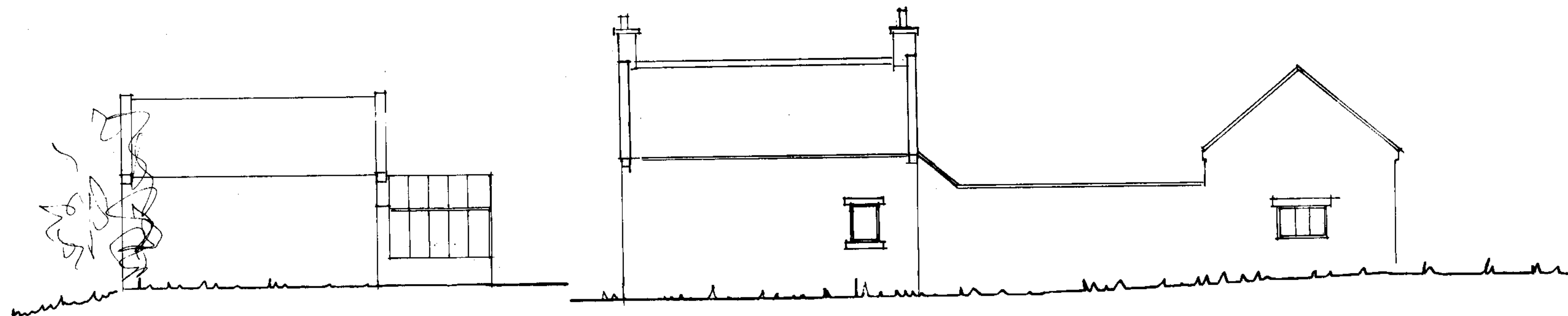
CLOSE, GRANGER, GRAY & WILKIN
BUILDING AND ENGINEERING CONSULTANTS
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
T.D.C.				SEPT 08	SHOW

DRAWING No. 03

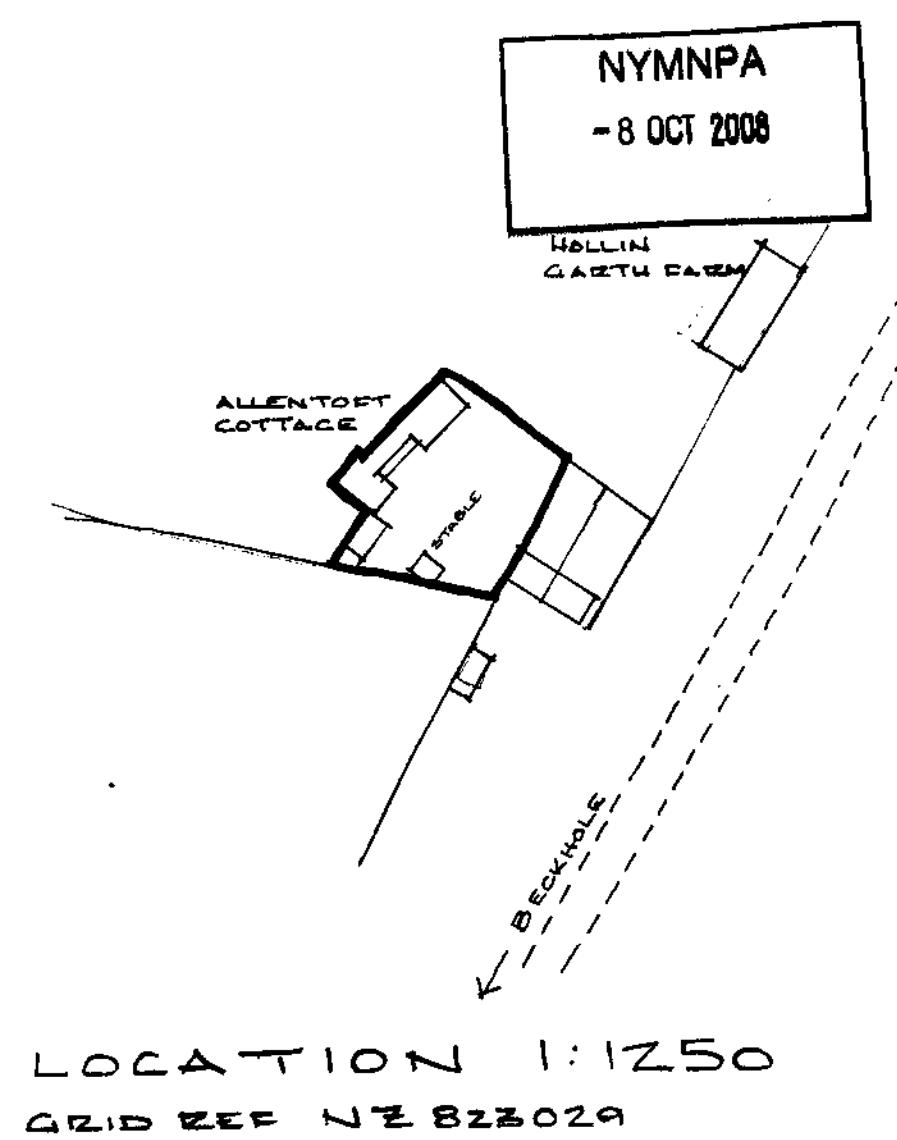
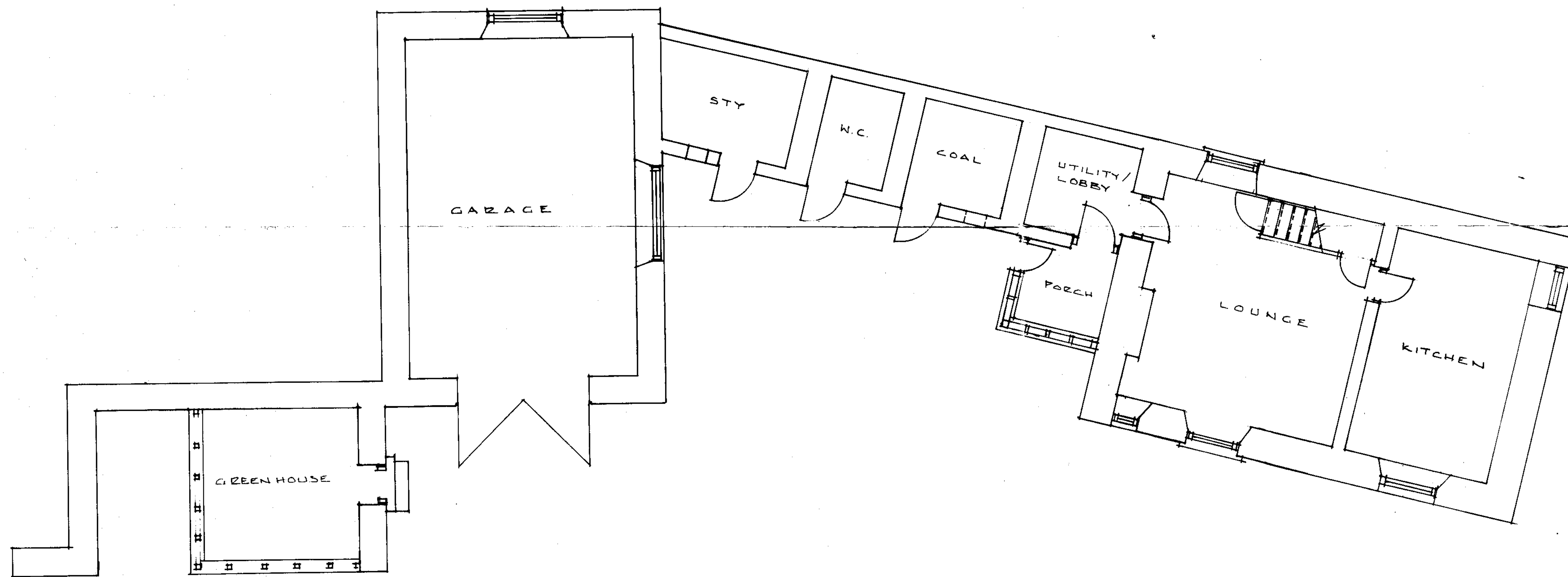


FRONT AS EXISTING



WEST AS EXISTING

REAR AS EXISTING



No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

PROPOSED ALTERATIONS TO
ALLANTOFT COTTAGE. SURVEY PLAN

CLOSE, GRANGER, GRAY & WILKIN
BUILDING AND ENGINEERING CONSULTANTS
28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
Tim Close				AUG 06	1:50

DRAWING No. 02



Grid ref N282327, 02910

NYM / 2008 / 0751 / LB

NYMNPA
- 8 OCT 2008
08/751

North Yorkshire Council
The Council Chamber
Riverside
Whitby
YO21 2AA
Telephone: 01439 772000
Email: enquiries@north-yorkshire.gov.uk
Website: www.northyorks.gov.uk

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 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

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

CONVERSION OF BYRES AND OUTBUILDING TO CREATE EXTENSION TO LIVING ACCOMMODATION, AND CONSTRUCTION OF NEW GREENHOUSE IN POSITION OF ORIGINAL UNIT

3. Description of Proposed Works (continued)

Has the work already started without consent? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

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(date must be pre-application submission)

Has the work been completed without consent? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **ALLANTOFT COTTAGE**

Address 1: **GREENEND**

Address 2:

Address 3:

Town: **WHITBY**

County: **NORTH YORKSHIRE**

Postcode (optional): **YO22 5LG**

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

Easting: Northing:

Description:
COTTAGE WITH OUTBUILDINGS

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:

Description	Reference number
PREVIOUS APPLICATION FOR CONVERSION OF OUTBUILDING WITH GLAZED LINK	NYM 2006/OB70/LB

6. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:
ANDREW MUIR

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?
BY TELEPHONE

7. Neighbour and Community Consultation

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

If Yes please provide details:

8. 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 building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	DRESSED & RANDOM STONE	SAME	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	CORRUGATED SHEET	RED CLAY PANTILES	<input type="checkbox"/>	<input type="checkbox"/>
Chimney		NYMNP - 8 OCT 2008	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	TIMBER CASEMENTS	SAME	<input type="checkbox"/>	<input type="checkbox"/>
External doors	FRAMED LEDGED BEACED & BATTENED	SAME	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls	VARIOUS RENDER & LIMEWASH	RENOVATING LIME BASED RENDER	<input type="checkbox"/>	<input type="checkbox"/>
Floors	CONCRETE & FLAGS	INSULATED CONCRETE & FLAGS	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors		FRAMED LEDGED BEACED & BATTENED	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	CAST IRON	CAST IRON & GUTTER SPIKES	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	INFORTAL STONE	SAME	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)	EXISTING 12' x 12' STABLE	RETAINED AS GARDEN STORE	<input type="checkbox"/>	<input type="checkbox"/>

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

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

DRAWINGS 02 & 03c

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- 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

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of 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
 NYM / 2008 / 0751 / LB

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
 b) Works to the exterior of the building? Yes No
 c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)? Yes No
 d) 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, 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):

THE WORKS ARE DESCRIBED & DETAILED ON ACCOMPANYING PLANS
 ANY STRIPPING OUT IS FOR RENOVATION PURPOSES.

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12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

- Grade I Ecclesiastical Grade II
 Grade II Ecclesiastical Grade II*
 Grade II* Don't know
 Ecclesiastical Grade I

13. Immunity From Listing

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

- Yes No Don't know

If Yes, please provide the result of the application:

15. 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 of other plans and drawings or information necessary to describe the subject of the application:



3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



16. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

19. 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:

Telephone number:

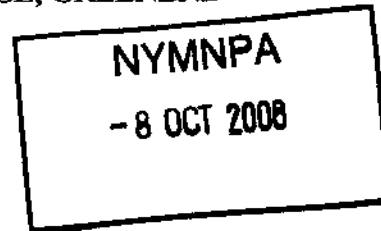
Email address:

DESIGN AND ACCESS STATEMENT

FOR PROPOSED ALTERATIONS

TO

ALLANTOFT COTTAGE, GREENEND



INTRODUCTION

The property is a late 17th Century / early to mid 18th Century farmhouse with later extended byres and attached workshop / cart house, and glasshouse. At present the house is a dwelling with no attached farmland or entitled common grazing and the byres and cart house are used for domestic storage and garaging. There is also a detached loose-box stable.

The cottage is built in dressed sandstone with a pantiled roof in the traditional vernacular style.

The byres are in dressed stonework with a monopitched pantiled roof slope facing the valley. Internal features suggest that the byres were originally for pigs and poultry.

The workshop / cart house is built in dressed sandstone but has a more modern corrugated sheet roof. This building has a front facing gable with finely dressed, coursed and detailed sandstone which includes an arched double-doorway. Internal features suggest that this building has been used for an axle driven mill or workshop with opposing part infilled apertures to each flank wall. There is evidence of a there having been a former fire flue but it is not possible at this stage to state whether this was from a forge or stove.

The proposals are to extend the modest living accommodation from the cottage via a through-way along the line of byres to the cart house where a living room and upper

bedroom are planned. It is also proposed to reinstate the glasshouse as a domestic greenhouse.

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THE DESIGN

The proposals involve the partial dismantling of the byre internal dividing walls, retaining the wall nibs, to create a passageway with w.c and seating areas. It is intended to retain and refurbish the existing byre doorway joinery and glaze the opening with non-reflective glass.

A new structural opening is proposed to connect into the cart house and this building section is to be refurbished incorporating a new insulated structural floor, lime-based rendered walls – retaining the existing but obsolete workshop details. It is proposed to install a cast-iron stove into one of the axle / drive shaft apertures. A timber staircase is proposed to serve the first floor bedroom area. It is planned to re-roof this building with hand-made red clay pantiles, incorporating conservation-type rooflights.

It is planned to incorporate solar panels to the byres roof slope of which there would only be a narrow-distance view.

It is proposed to retain the existing stable for garden furniture and equipment.

ACCESS

The proposals will achieve the requirements of Part M of the Building Regulations without undue modification.