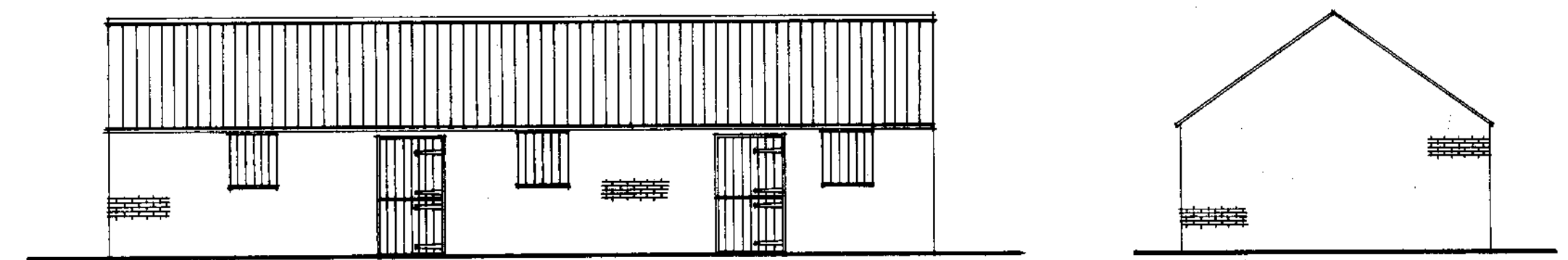
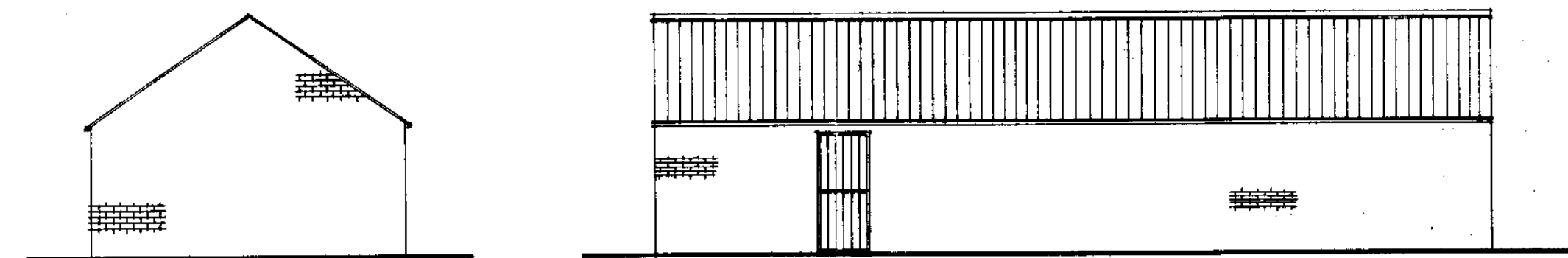


existing plan



front

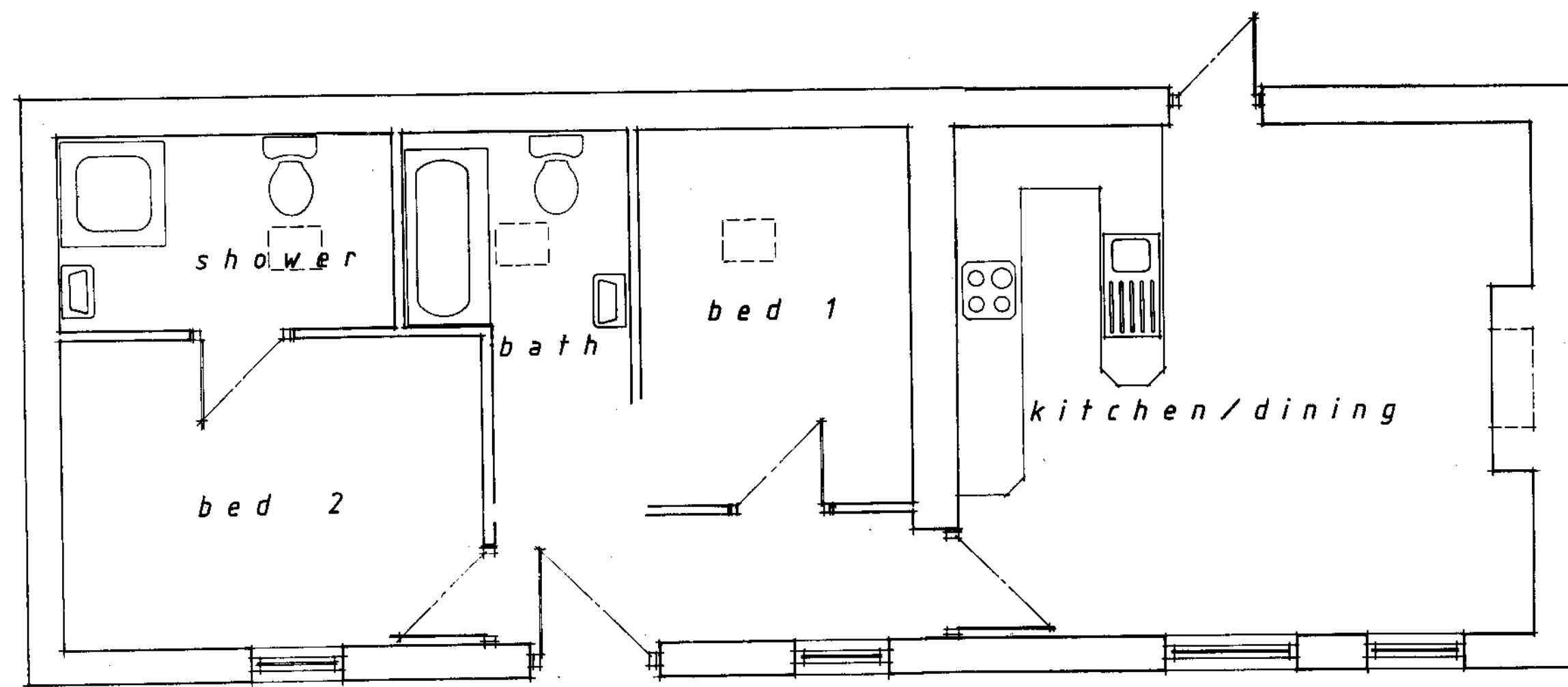
east side



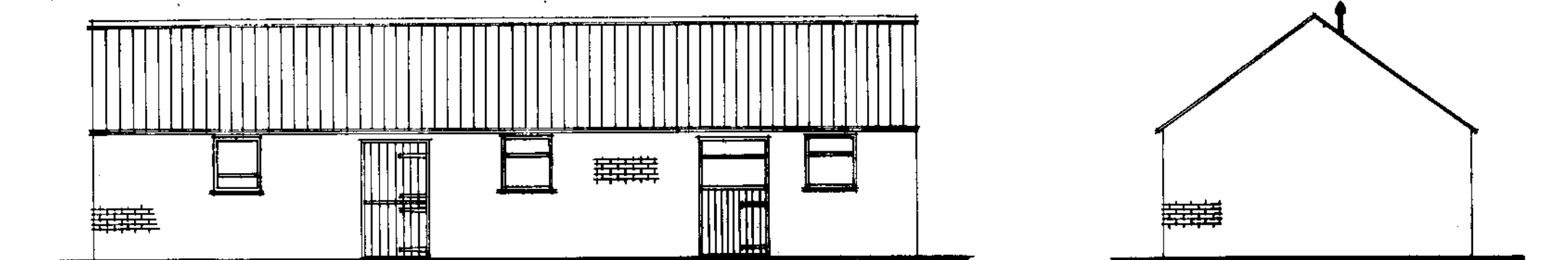
west side

rear

existing elevations

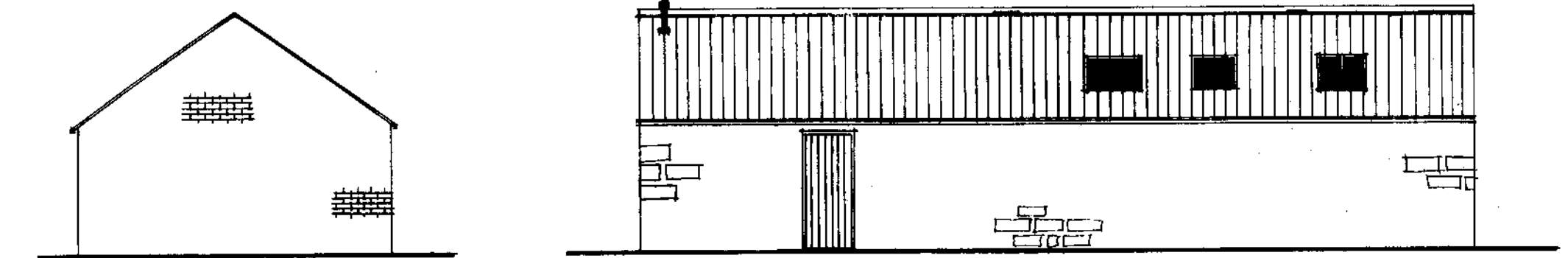


proposed plan



front

east side



west side

rear

proposed elevations

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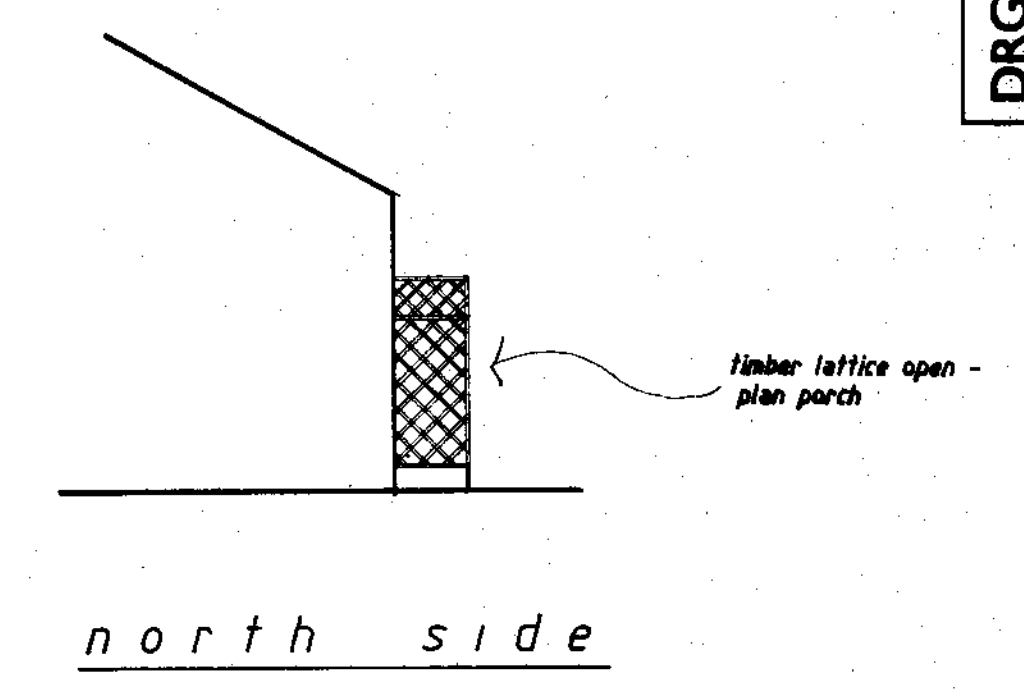
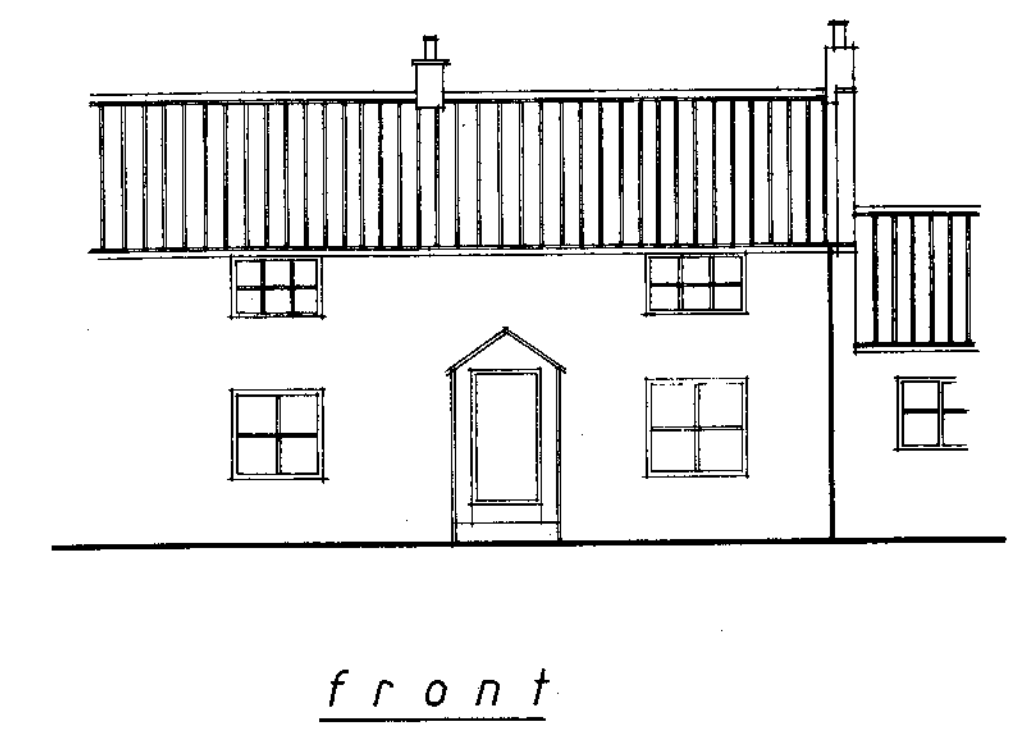
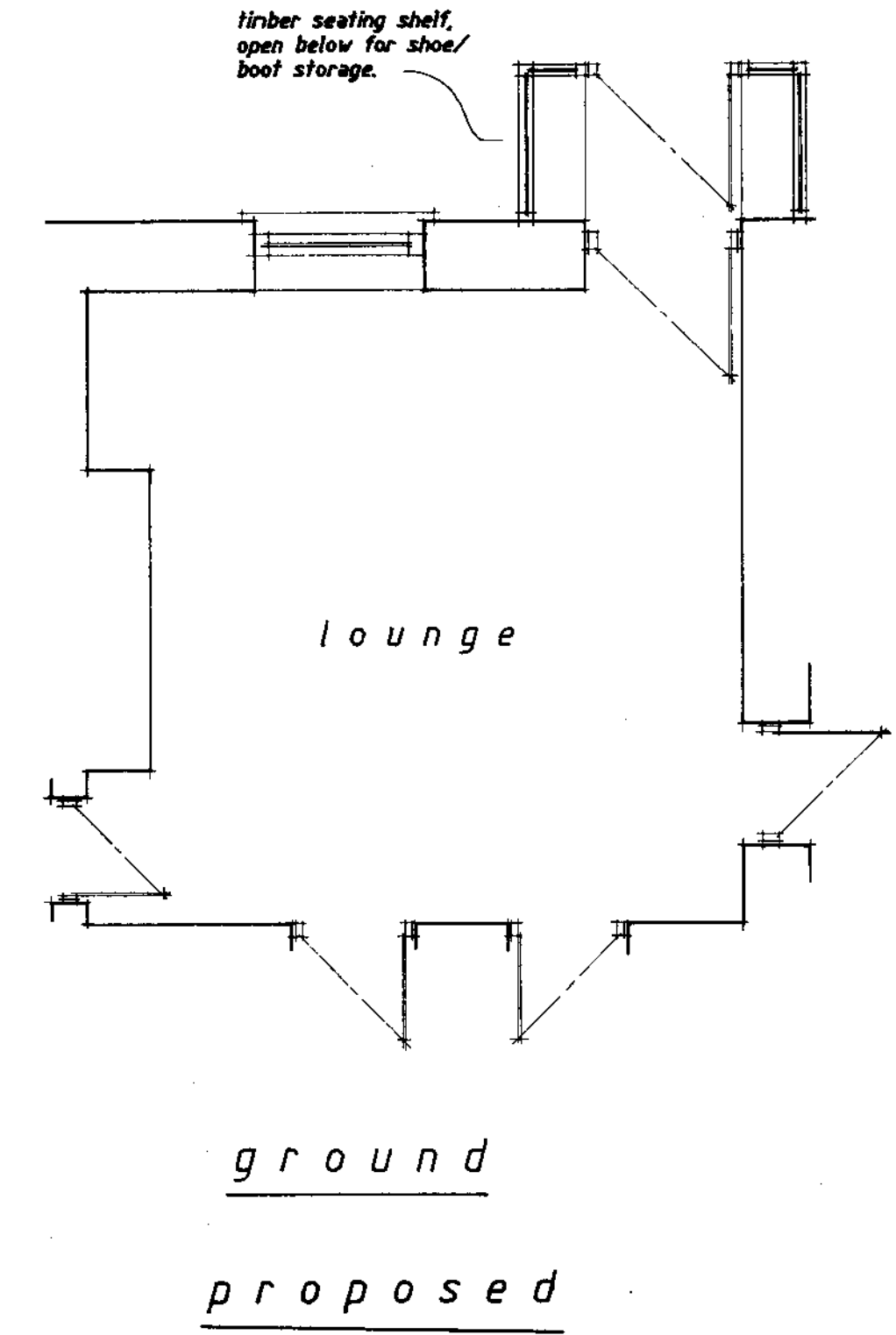
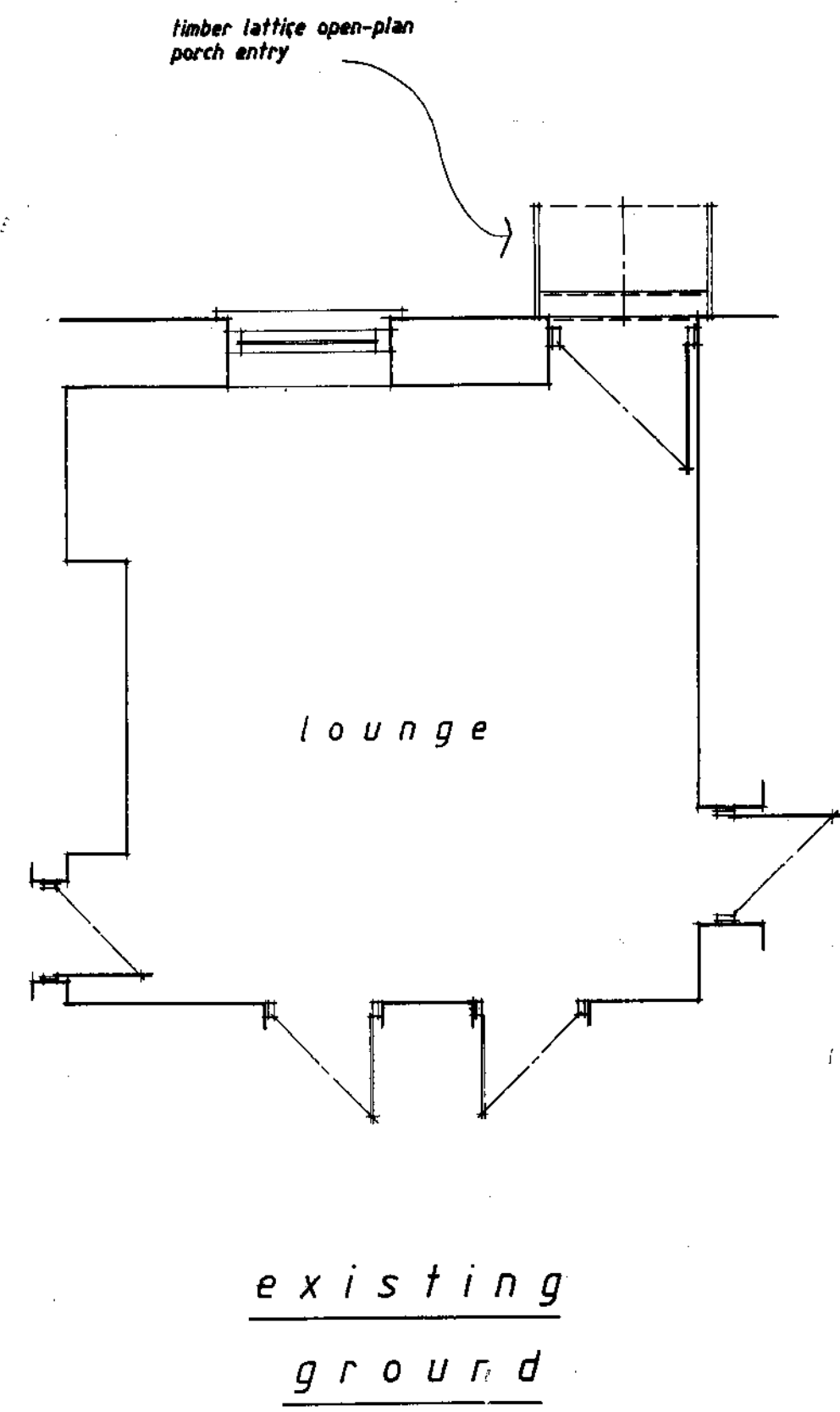
No.	DESCRIPTION	CHK'D	APPR'D	DATE
E	BATH REEF-LIGHT ADDED			17.10.08
D	SHOW ROOM REMOVED			8.09.08
C	LAYOUT AMENDMENTS - CLIENT REQUEST			13.12.07
B	LAYOUT AMENDED - BETH DAVIES COMMENTS			8.12.07
A	SHOWER REMOVED			24.11.07
ALTERATIONS				

PROPOSED CONVERSION OF BARNS TO BUNK HOUSE / HOLIDAY COTTAGE,
LOW WAUPLEY FARM, EASINGTON, SALTBURN BY SEA

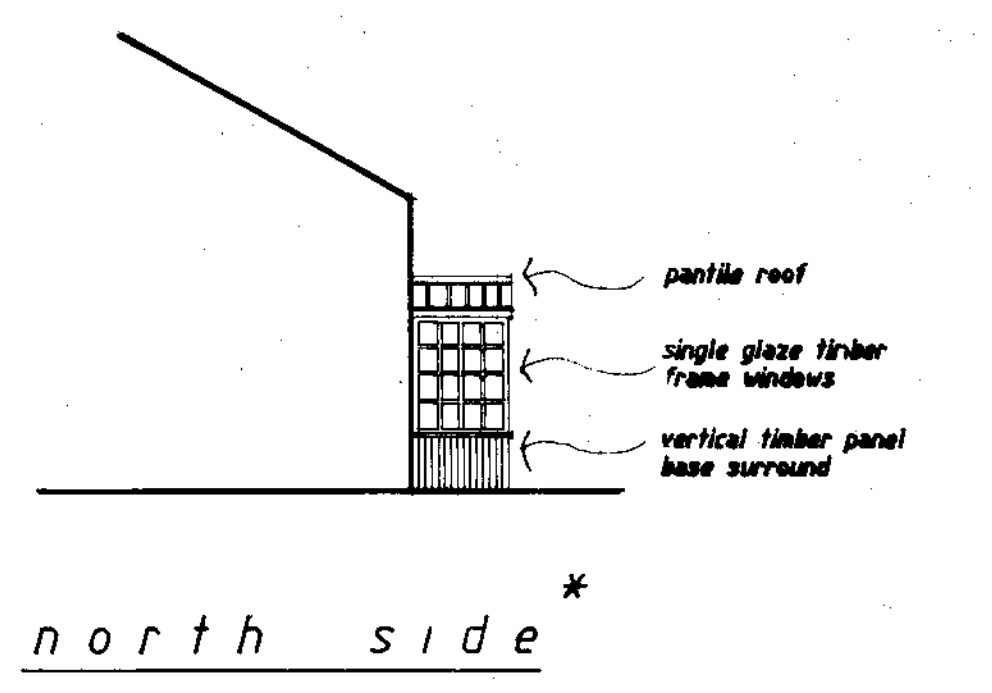
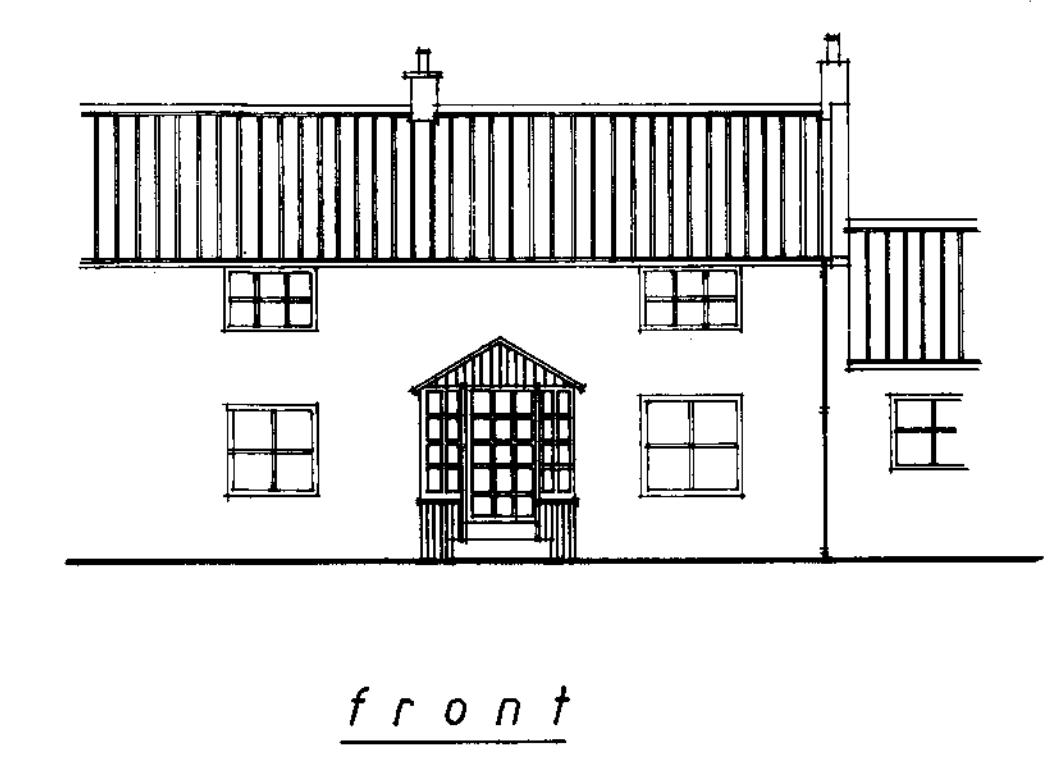
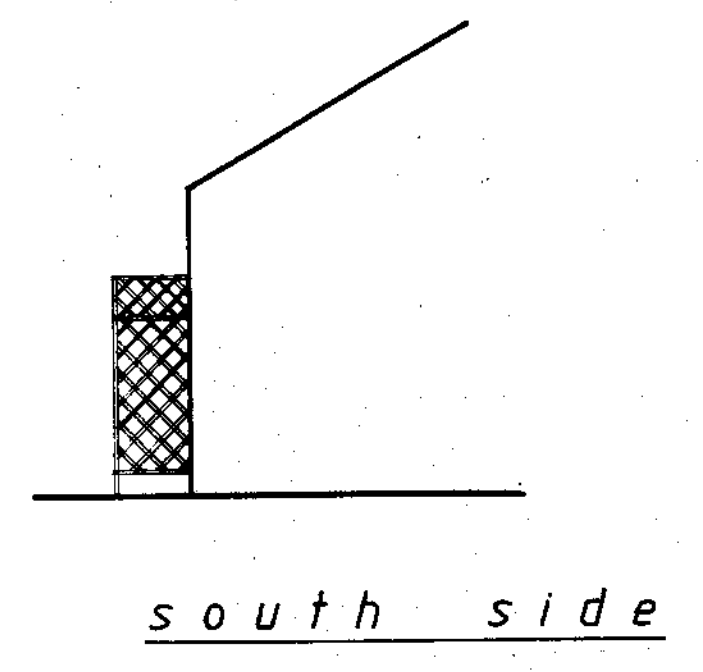
CLOSE, GRANGER, GRAY & WILKIN
BUILDING AND ENGINEERING CONSULTANTS
28 MARKET PLACE, GUISBOROUGH, CLEVELAND. TS14 6HF
Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
J.G.				NOV 07	1:50 1:100

DRAWING No. 07/130/01^E



existing elevations



* south side opp hand

proposed elevations

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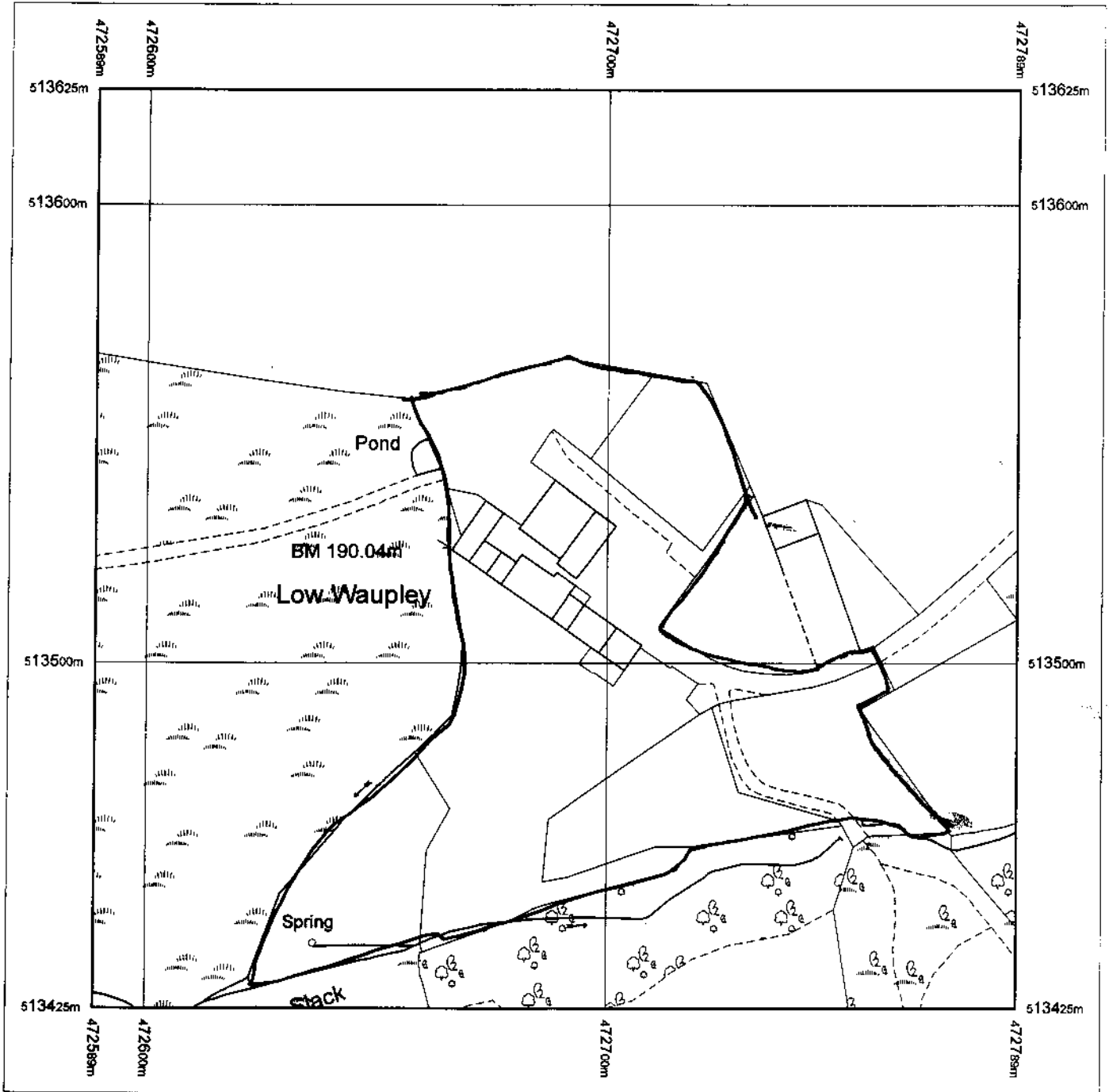
No.	DESCRIPTION	CHK'D	APP'D	DATE
	ALTERATIONS			

PROPOSED FRONT ENTRY PORCH
LOW WAUPLEY FARM, EASINGTON

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

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
J.G.				OCT 08	1/50 1/100

DRAWING No. 07/130/07A



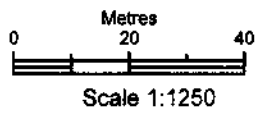
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The representation of features as lines is no evidence of a property boundary.



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Grid ref N272685,13497

NYM, 2008, 0813/LB

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

08/0813 PE.1

Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

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):

REPLACE EXISTING TIMBER LATTICE ENTRY 'PORCH'
WITH NEW ENCLOSED TIMBER FRAME / GLAZED PANEL
& PAWTEE ROOF PORCH + CONSERVATION ROOF LIGHT

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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):

(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 suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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
CONVERSION OF BARN TO HOLIDAY COTTAGE	NYM/2008 0090/FL
CONVERSION OF BARN TO BUNK HOUSE	NYM/2008 0091/FL

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:

Reference:

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

Details of 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:

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 NYM / 2008 / 0813 / LB	Not applicable	Don't Know
External walls	TIMBER LATTICE PANELING	TIMBER FRAME-BOARDED	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	" " "	INTERLOCKING PANELS	<input type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	_____	SINGLE GLAZED TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
External doors	_____	SINGLE GLAZED TIMBER BOARDED	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls	_____	TIMBER PANEL-BOARDED	<input type="checkbox"/>	<input type="checkbox"/>
Floors	_____	SOLID WITH CONC PAVING.	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	_____	BLACK CAST-IRON	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	_____	STANDARD 'CEILING' LIGHT	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input checked="" 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:

NYMNP A

DRNG 07.

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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:

TIMBER LATTICE OPEN PLAN PORCH

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

PORCH ENTRY IS DIRECT INTO MAIN LOUNGE FROM EXPOSED FRONTAGE.
PROPOSAL IS TO CONSTRUCT TIMBER FRAMED & GUALED PORCH AS A 'BUFFER' TO WEATHER & PROVIDE SHOE/BOOT STORAGE + COAT HANGING.

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

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

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):

DRAWINGS + PHOTOGRAPHS ENCLOSED
- 4 NO COPIES

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:

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14. Certificates (continued)

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.

NYM / 2008 / 0813 / LB

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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 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 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):

29/10/08

(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):

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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:

CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND ENGINEERING CONSULTANTS, SURVEYORS AND
ARCHITECTURAL CONSULTANTS

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

Telephone/Fax 01287 635616
email cggw@globalnet.co.uk

DESIGN & ACCESS STATEMENT

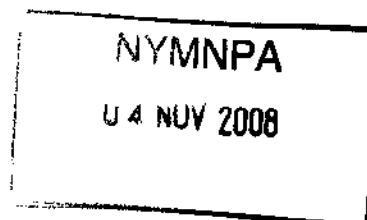
FOR

LOW WAUPLEY FARM, EASINGTON

FOR MR & MRS SNEE

TS13 4TY

- DATE:-** 29th October 2008
- SCHEME:-** Proposed entrance porch to main Farmhouse and additional conservation roof light to bathroom to Holiday Cottage.
- APPLICANT:-** Mr & Mrs Snee
- PROPOSED USE:-** Residential & Holiday
- SCALE OF SITE:-** An existing non working Farm House with attached and detached outbuildings, the latter of which have Planning Permission for a Bunk House and Holiday Cottage respectively.
- DESIGNATION:-** Residential/commercial.



1.0 INTRODUCTION

1.1 The following design statement has been prepared in support of the Planning Application submission by Mr & Mrs Snee of Low Waupley Farm, Easington.

1.2 The application seeks the dismantling of an existing open plan timber lattice entrance porch to the main front door of the Farmhouse and a replacement with a timber frame construction porch with glazing panels and external grade timber/glazed door. Internally low level timber shelves/seating either side will allow storage of boots shoes below, and seating whilst removing and putting on boots/shoes.

The holiday cottage has permission for two conservation grade roof lights to an en-suite and bedroom and the Planning Permission seeking permission for an additional roof-light to the separate bathroom.

1.3 The design statement has been carried out in accordance with Planning Policy Statement 1. This statement attempts to prove the proposals provide for development that is compatible with the site surroundings and the proximity to a Listed Building.

2.0 Site Analysis

2.0 The site is a non working farm, outwith current development limits; with the farmhouse being a Listed Building.

2.1 The site is approximately 0.4 hectares and is currently used for domestic residential purposes.

2.2 The site is located within 1.0m North of the A171 Guisborough to Whitby Road and within 1.0m West of Grinkle Lane, Easington.

2.3 The site is bounded by open fields on all sides with the main access being from Grinkle Lane to the East via a rough track

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3.0 **Policies**

3.1 The policies to consider are:-

Policy Gen 1 - general principles

Policy env 10 - Listed Buildings .

Policy H5 - Dwelling size, type and density.

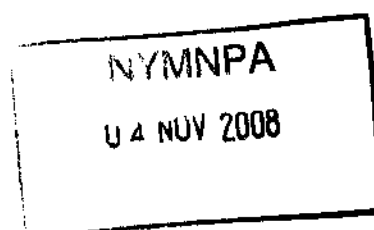
4.0 **Design Principles**

4.1 With respect to the main Farmhouse, the existing open plan porch entrance does not provide any weather-break from the external elements directly into the main lounge; thus the Client's objective is to create a porch entrance that not only provides a weather-break but is of suitable style and design both reflect and respect the setting and character of the Listed Building and its surroundings.

4.2 The conservation roof-light is simply to provide natural light to an internal room, with the proposed new roof-light fitting directly between the current two roof-lights that have permission.

4.3 It is felt that the proposed new porch will represent a sustainable form of development and will complement the setting of the Listed Building.

4.4 The design includes use of typical and sustainable materials, i.e. a mixture of timber framing, glazed units and a pantile roof, all of which will reflect the existing appearance of the existing buildings, albeit in new materials.



- 4.5 Internal features, such as rafters and/or ceiling ties will be fully exposed as part of the re-construction process.

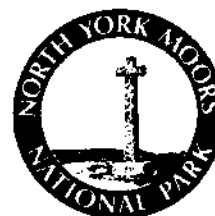
- 4.6 The design will incorporate all features as required within current Building Regulations and the DDA to provide for disabled access.

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VALIDATION CHECKLIST

**APPLICATION FOR LISTED BUILDING CONSENT –
extensions, alterations or demolition of a listed building**



Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

STANDARD REQUIREMENTS:

(1 original and 3 copies to be supplied unless the application is submitted electronically)

- | | | |
|---|---|---|
| Completed application form | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) regulations 1990 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing site layout plans at a scale of 1:100, 1:200 or 1:500 showing the site in relation to existing buildings and site boundaries. The plan should indicate where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), means of access and type of enclosure (wall, fence, hedges) and shall show adjacent properties/buildings | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Proposed site layout plans at a scale of 1:100, 1:200 or 1:500 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed elevations to a scale of 1:50 or 1:100
Requirements dependent on position of extension eg. no front elevation required for rear extension etc. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed floor plans to a scale of 1:50 or 1:100
For each floor, ie, ground and first floor plans required for two storey extension | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed site sections and finished floor and site levels to a scale of 1:50 or 1:100 | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Plan to a scale of not less than 1:20 to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details | YES <input type="checkbox"/> | N/A <input type="checkbox"/> |
| Roof plans to a scale of 1:50 or 1:100
If proposed development alters the existing roof | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Design and Access Statement | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |

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ADDITIONAL REQUIREMENTS (where likely to be relevant to the development proposed)

Structural Survey

YES

N/A

Schedule of Works

YES

N/A

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