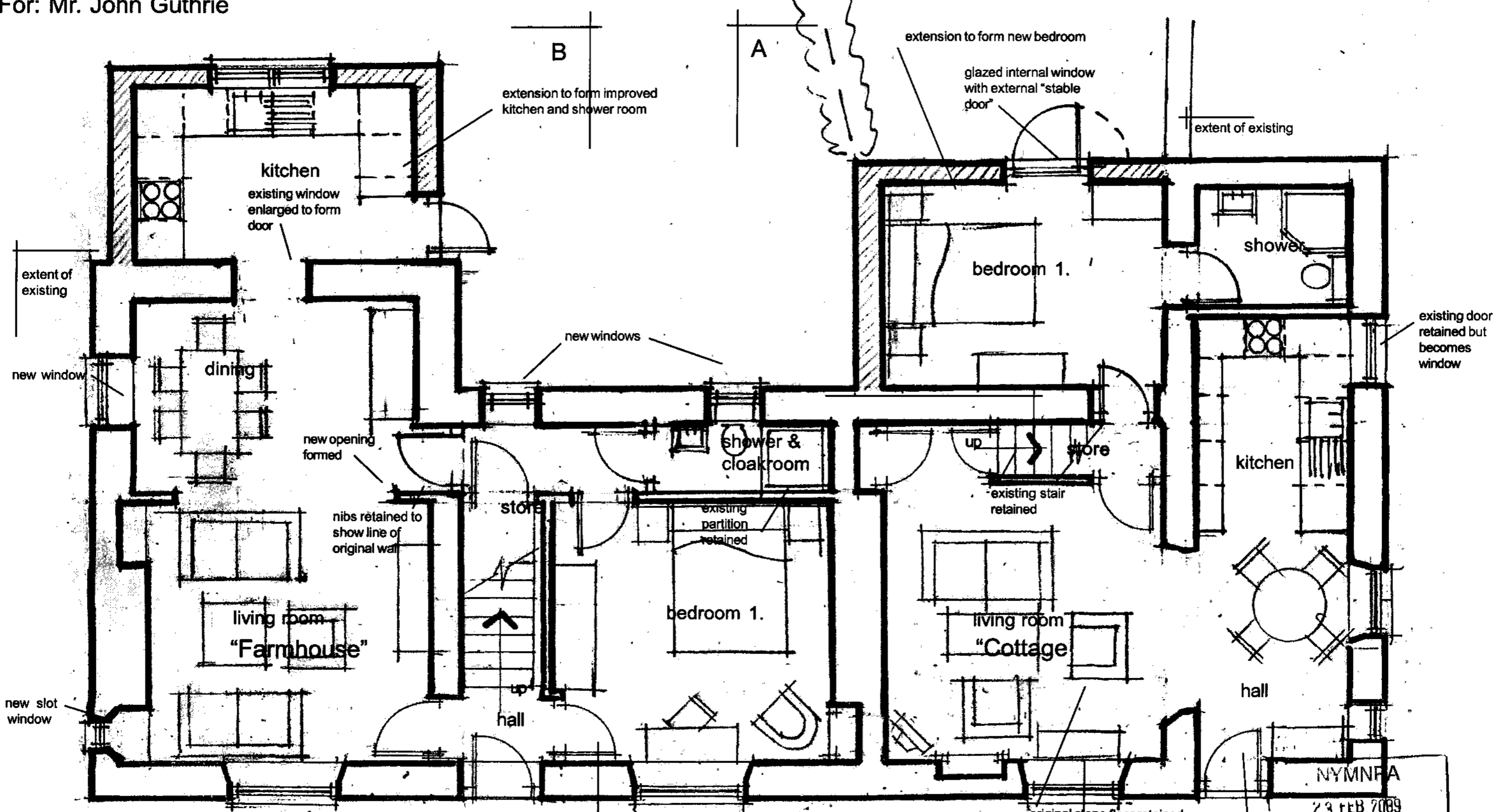


Proposed Alterations to Existing Farmhouse  
 At Manor House Farm, Troutsdale, Scarborough  
 For: Mr. John Guthrie

NYM / 2008 / 0 1 2 1 1 F L 1



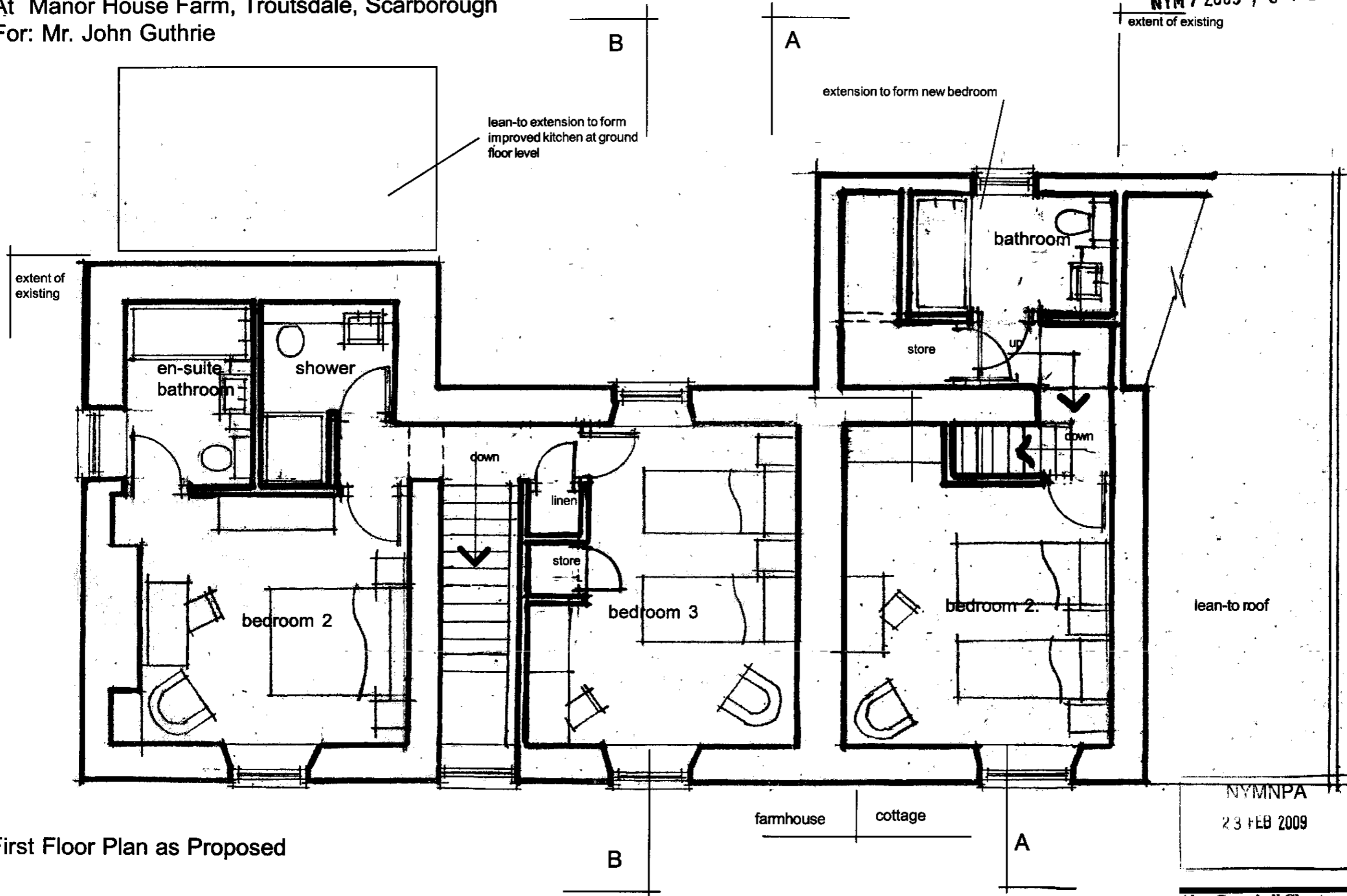
Ground Floor Plan as Proposed

scale 1:50  
 date - Feb '09  
 ref. 1248/20

**Alan Campbell Chartered Architect**  
 Cliff Bridge Studio, 7 Cliff Bridge Terrace  
 Scarborough, North Yorkshire, YO11 2HA  
 Tel. 01723 373057 - Fax. 01723 353580  
 email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
 At Manor House Farm, Troutsdale, Scarborough  
 For: Mr. John Guthrie

NYM / 2009 / 0121 / FL



First Floor Plan as Proposed

scale 1:50  
 date - Feb'09  
 ref. 1248/21

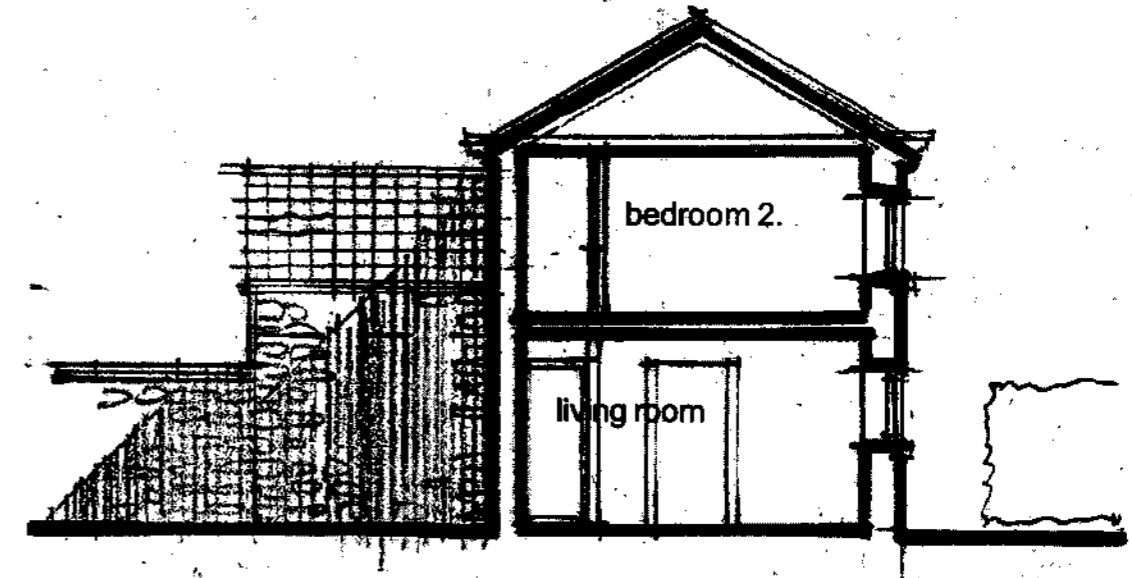
**Alan Campbell Chartered Architect**  
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 Scarborough, North Yorkshire, YO11 2HA  
 Tel. 01723 373057 - Fax. 01723 353580  
 email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
 At Manor House Farm, Troutsdale, Scarborough  
 For: Mr. John Guthrie

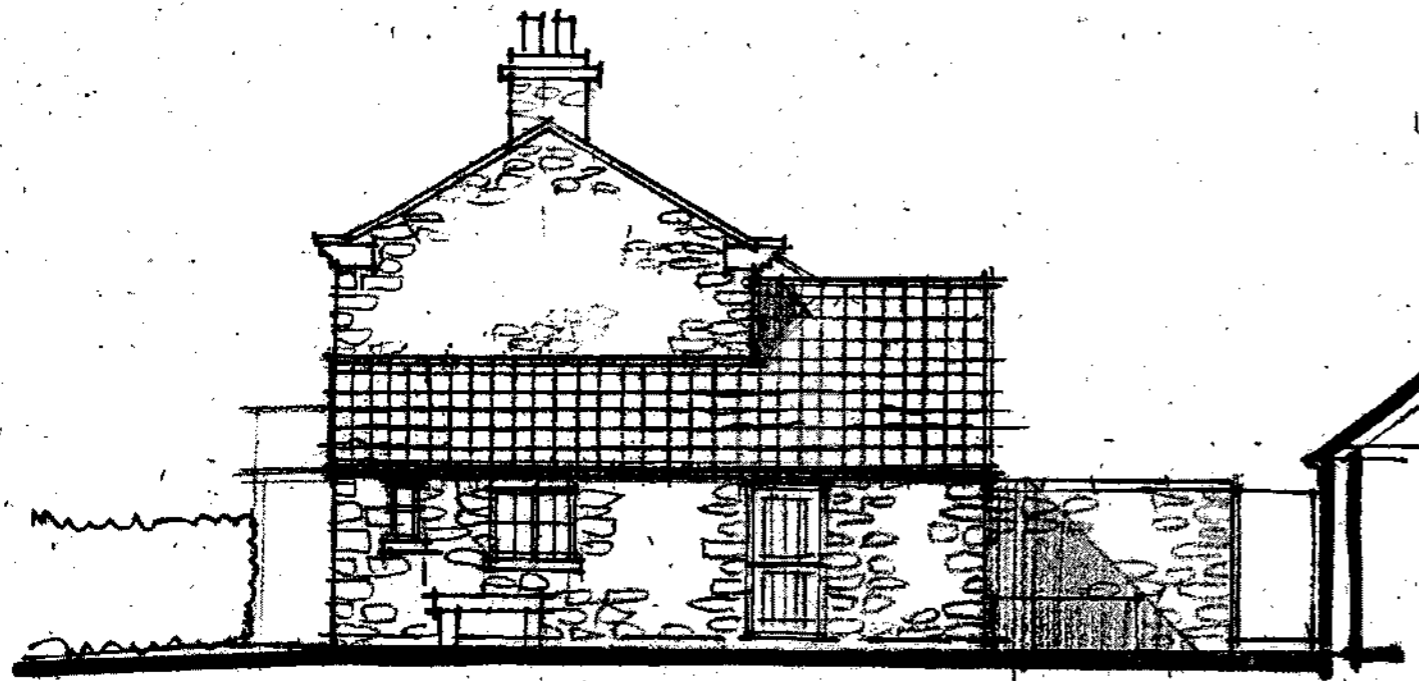
NYM / 2009 / 0121 / FL



South East Elevation - unaltered



Section A-A -  
cottage



North East Elevation

Materials:  
 natural stone - herringbone tooled where appropriate  
 natural clay pantiles - on extensions and to replace corrugated iron sheeting on lean-to  
 white painted window frames  
 painted timber doors  
 all to match existing

NYMNP  
 23 FEB 2009

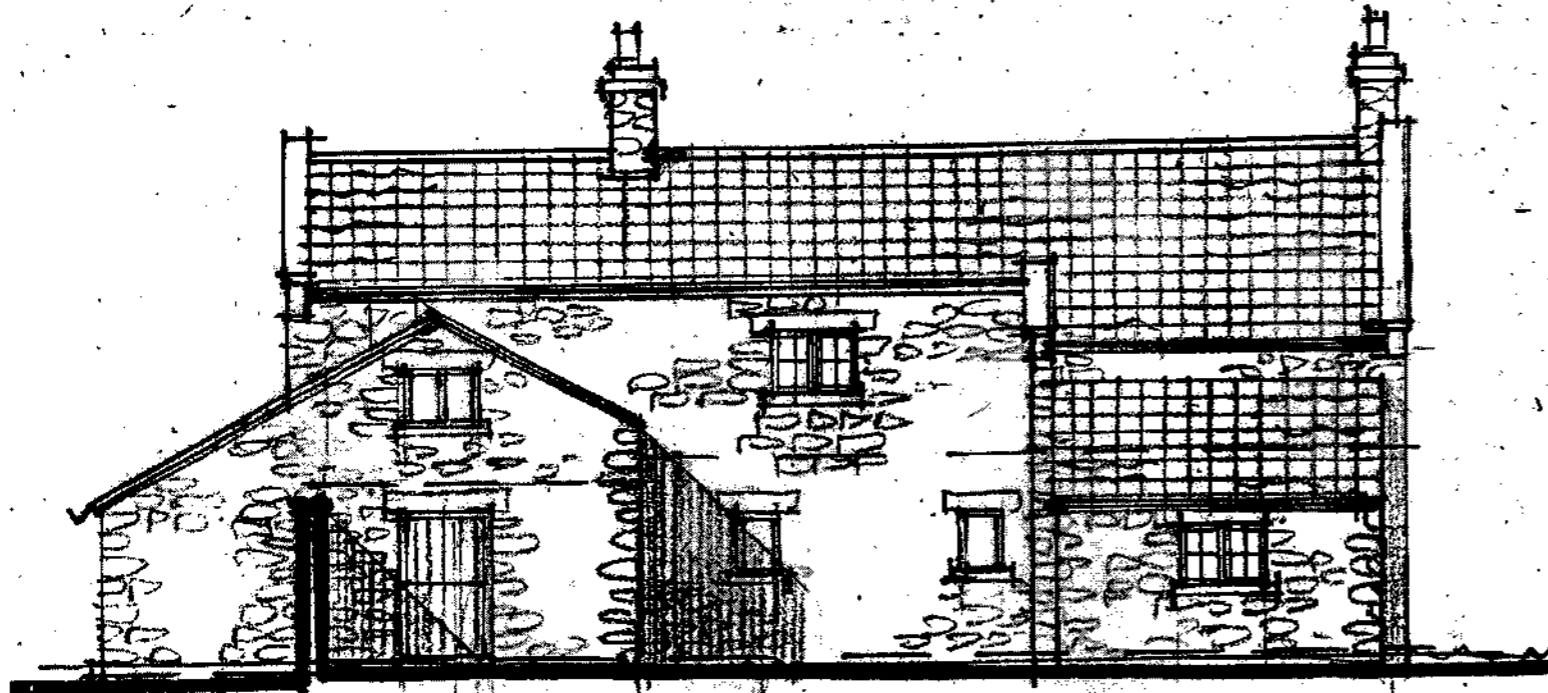
Elevations as Proposed 1.

scale 1:100  
 date - Feb '09  
 ref. 1248/22

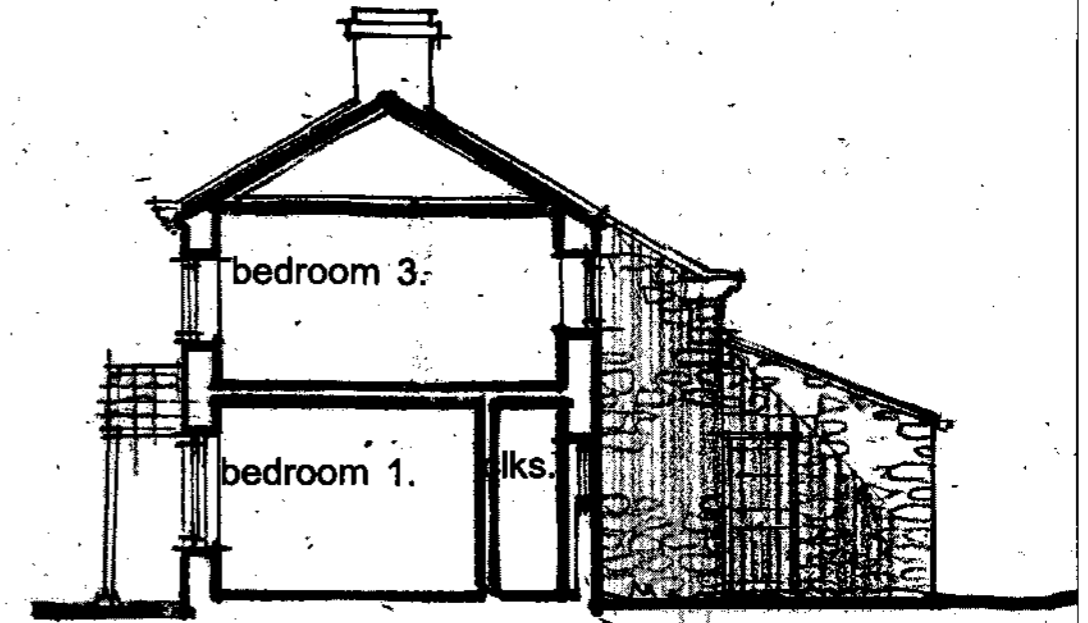
**Alan Campbell Chartered Architect**  
 Cliff Bridge Studio, 7 Cliff Bridge Terrace  
 Scarborough, North Yorkshire, YO11 2HA  
 Tel. 01723 373057 - Fax. 01723 353580  
 email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For. Mr. John Guthrie

NYM / 2009 / 0 1 2 1 / F L



North West Elevation



Section B-B



South West Elevation

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23 FEB 2009

Materials:  
natural stone - herringbone tooled where appropriate  
natural clay pantiles - on extensions and to replace corrugated iron sheeting on lean-to  
white painted window frames  
painted timber doors  
all to match existing.

Elevations as Proposed 2.

scale 1:100  
date - Feb '09  
ref. 1248/23

**Alan Campbell Chartered Architect**  
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Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email- alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. John Guthrie



North Elevation as proposed - view from garden

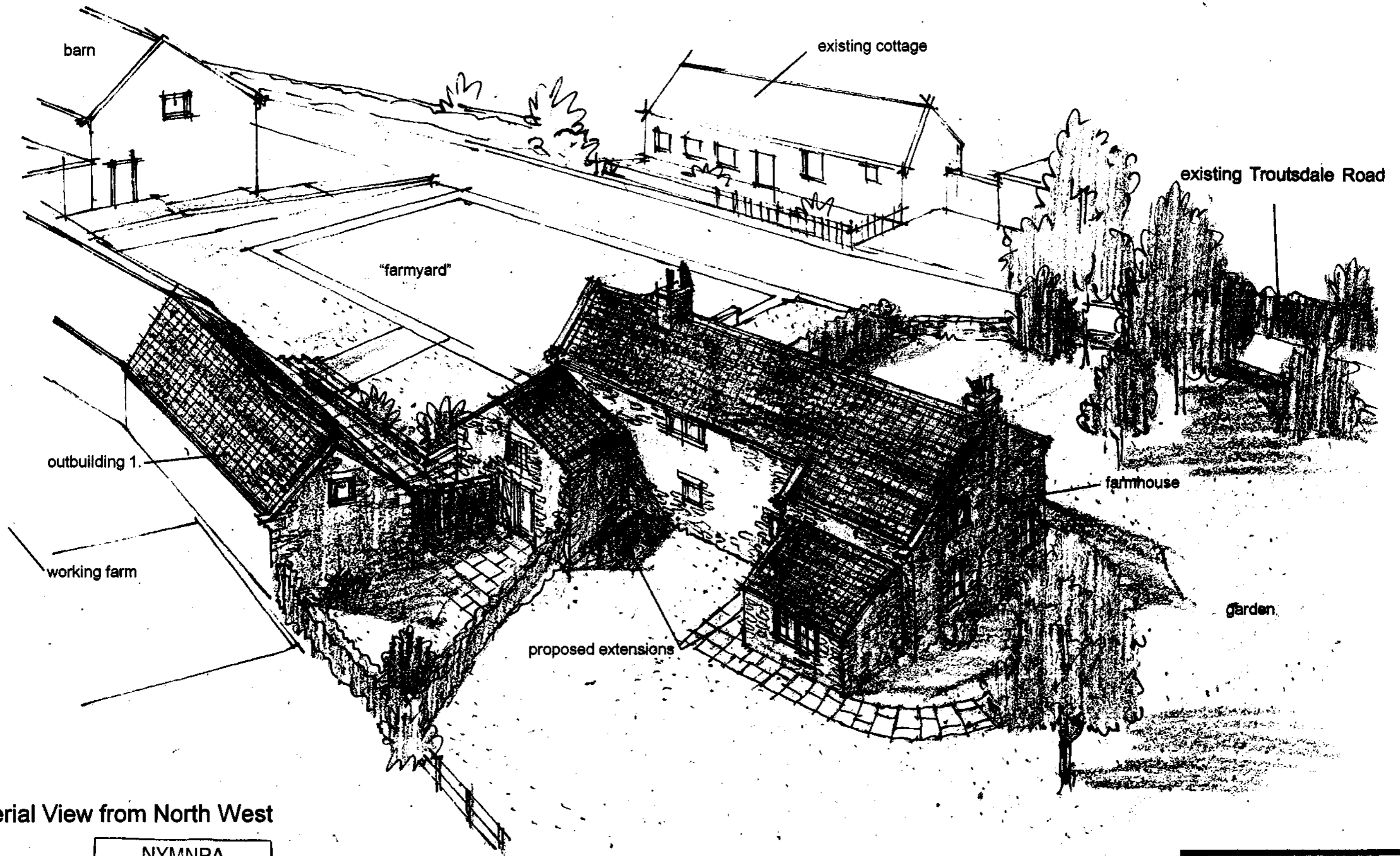
scale n.t.s.  
date - Feb '09  
ref. 1248/27

NYMNPA  
23 FEB 2009

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email: alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. John Guthrie

NYM / 2009 / 0121 / FL - i



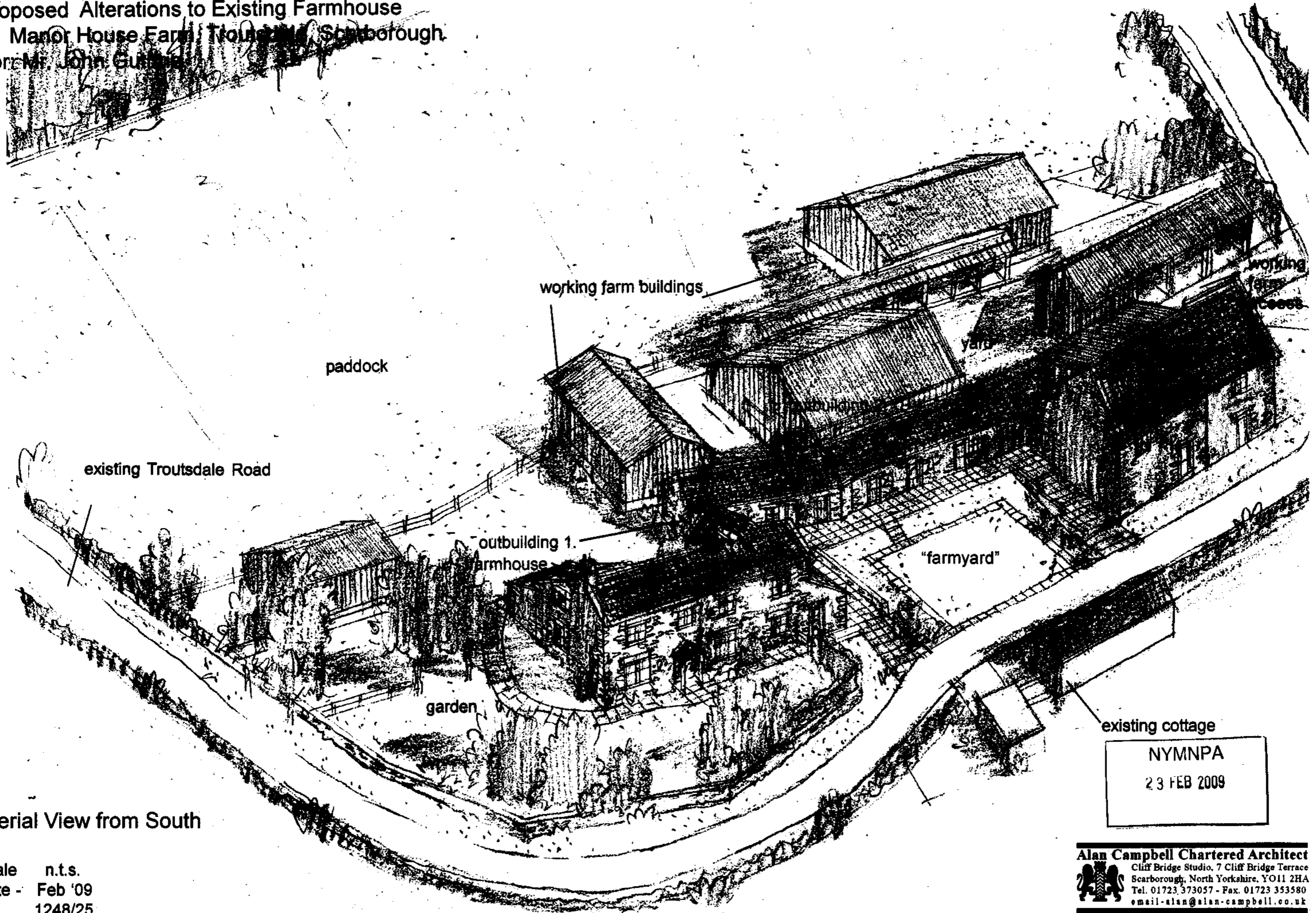
Aerial View from North West

scale n.t.s.  
date - Feb '09  
ref. 1248/26

NYMNP  
23 FEB 2009

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
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email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutdale, Scarborough.  
For Mr. John Guinness



working farm buildings

paddock

existing Troutdale Road

outbuilding 1  
farmhouse

"farmyard"

garden

existing cottage

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23 FEB 2009

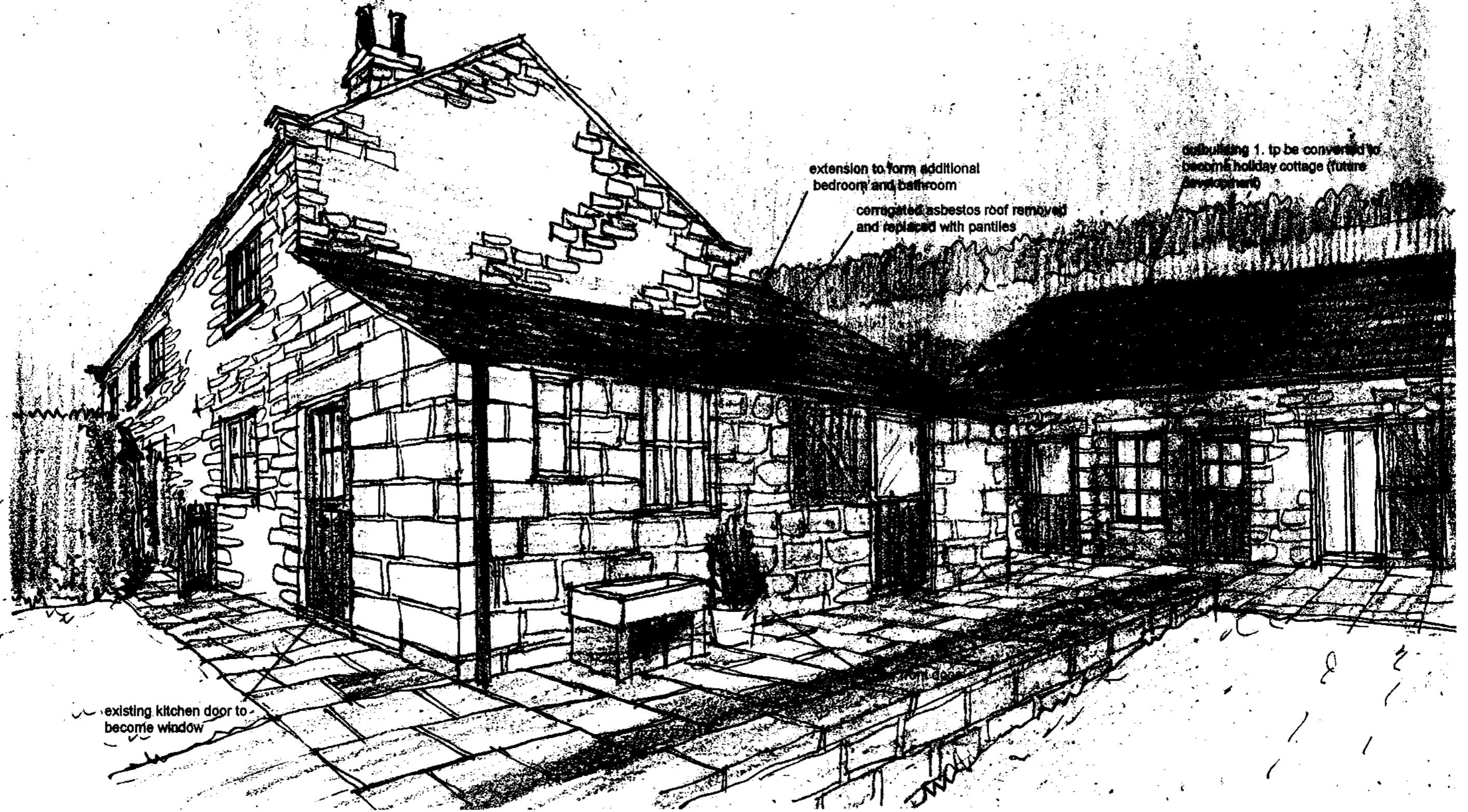
Aerial View from South

scale n.t.s.  
date - Feb '09  
ref. 1248/25

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For. Mr. John Guthrie

NYM / 2009 / 0121 / FL



Farmhouse and Cottage - view from farmyard

scale n.t.s.  
date - Feb '09  
ref. 1248/24

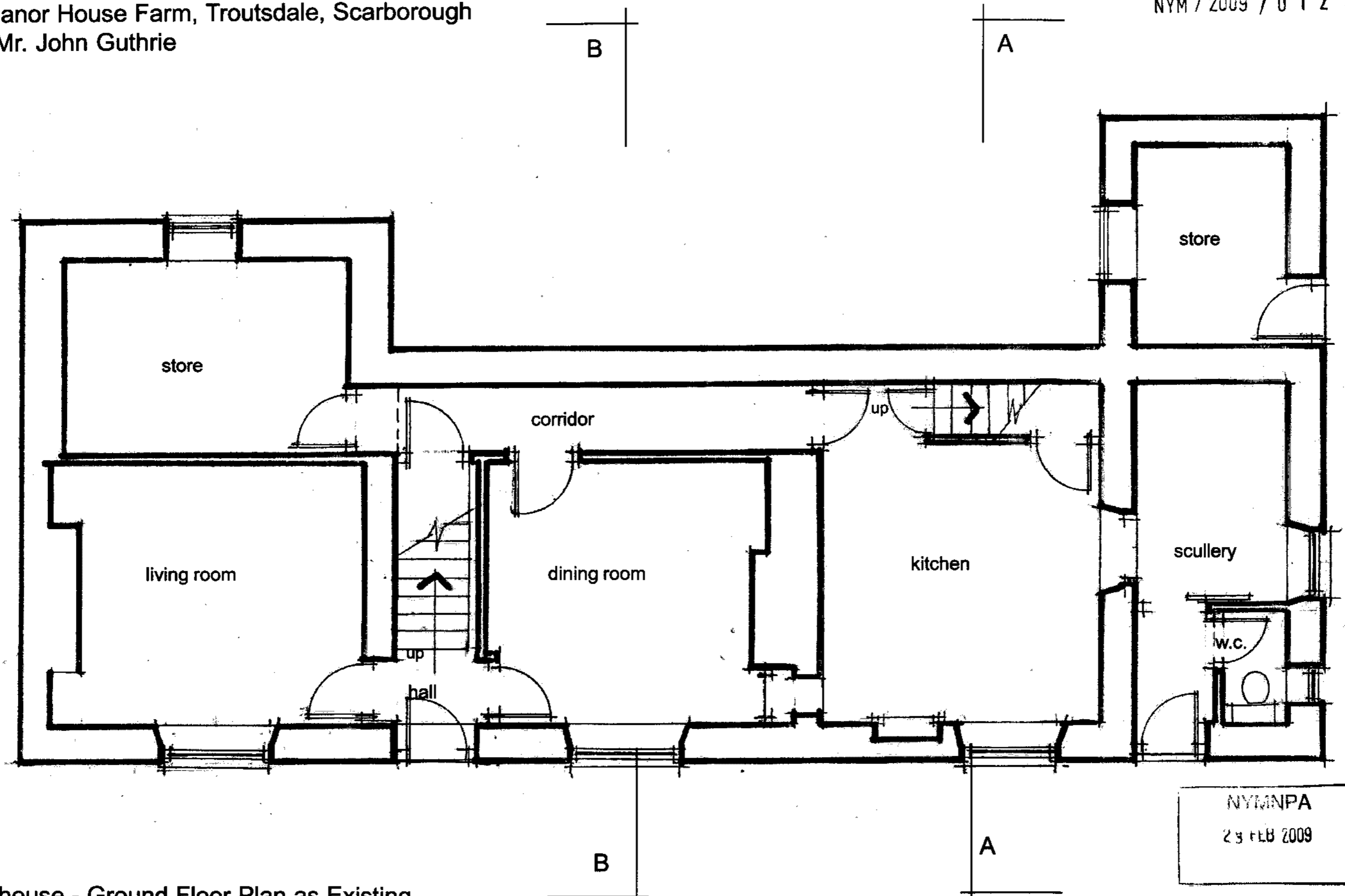
NYM/2009/0121/FL  
23 FEB 2009

**Alan Campbell Chartered Architect**  
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Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email: alan@alan-campbell.co.uk



Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutdale, Scarborough  
For: Mr. John Guthrie

NYM / 2009 / 0121 / FL



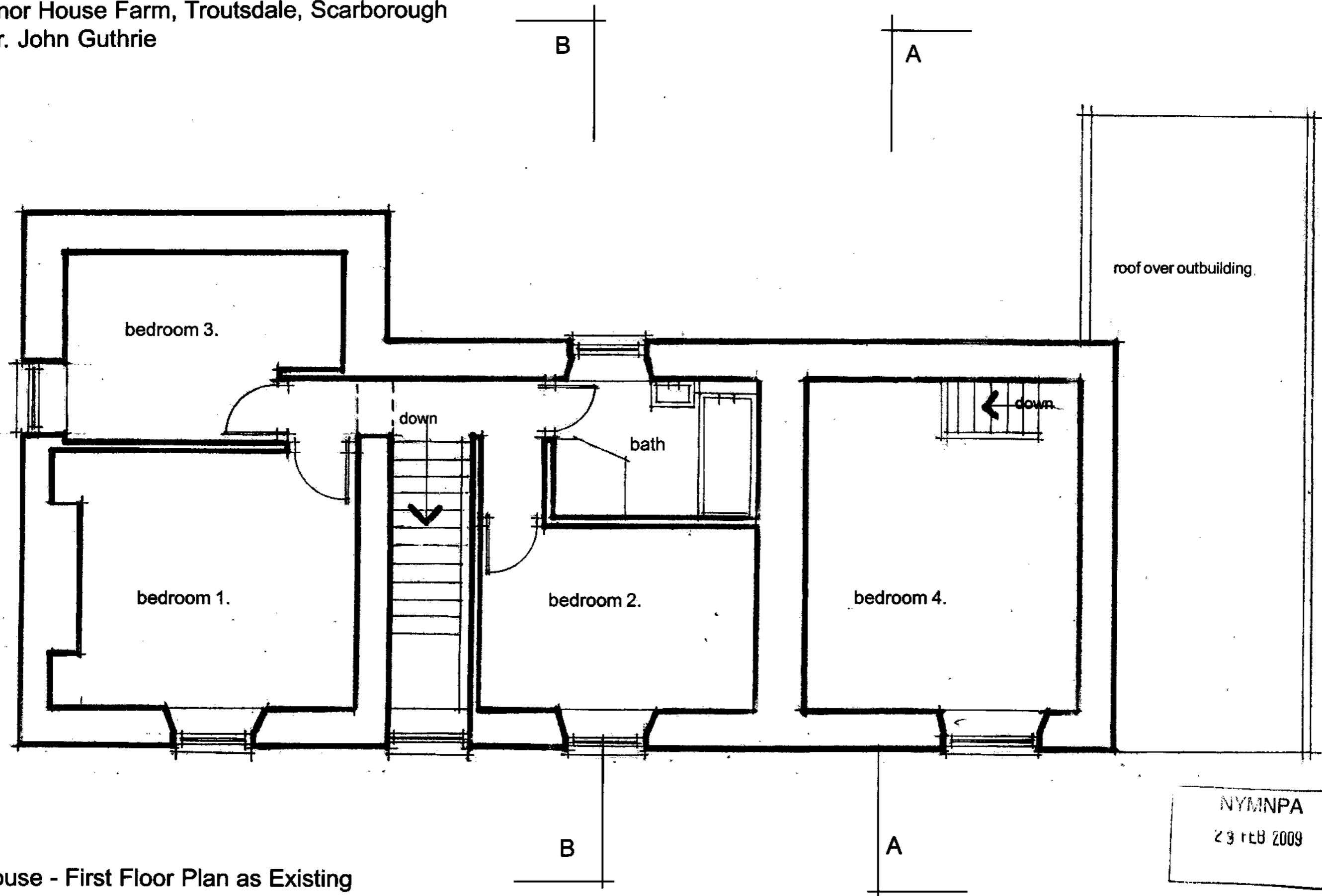
Farmhouse - Ground Floor Plan as Existing

scale 1:50  
date - Feb '09  
ref. 1248/16

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For: mr. John Guthrie

NYM / 2009 / 0121 / FL 1



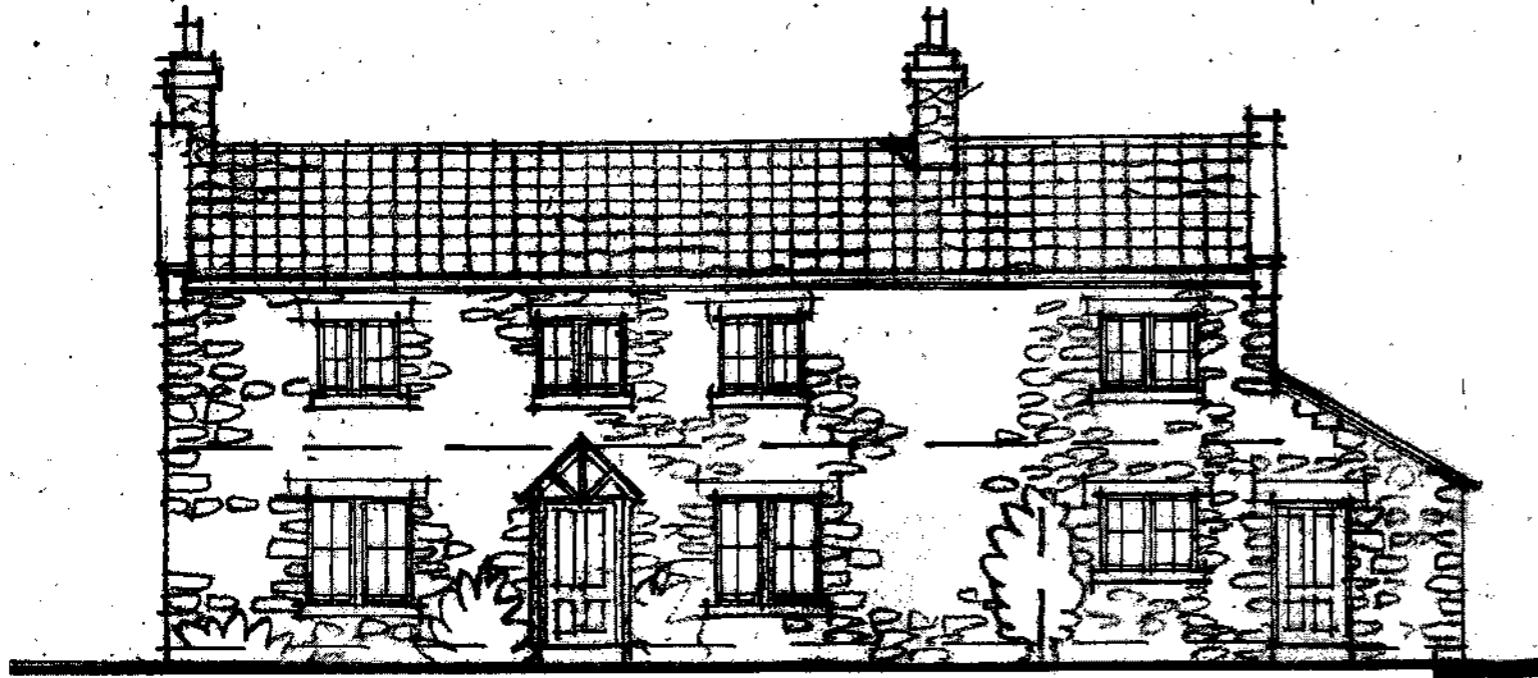
Farmhouse - First Floor Plan as Existing

scale 1:50  
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ref. 1248/17

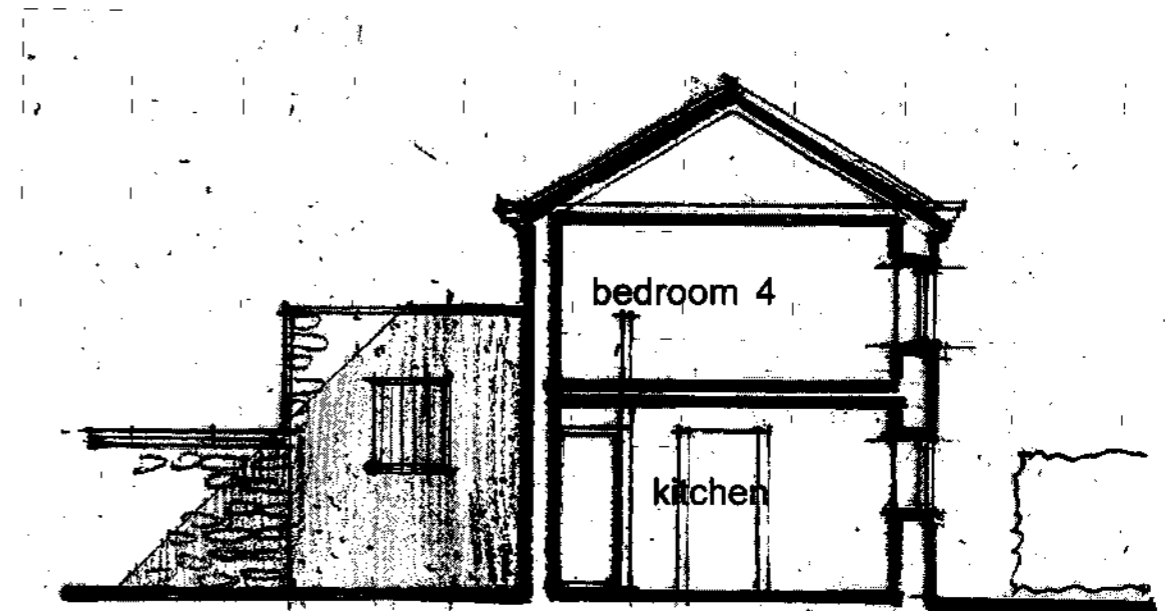
**Alan Campbell Chartered Architect**  
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Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. John Guthrie

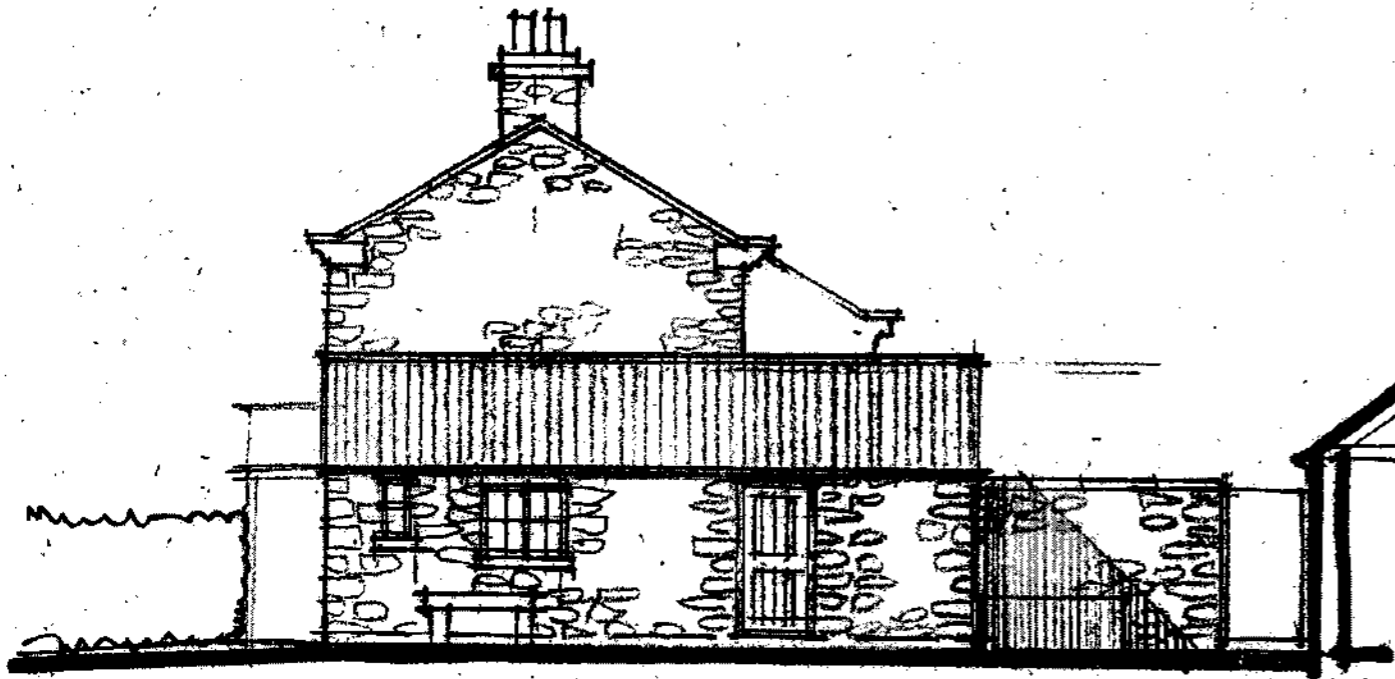
NYM / 2009 / 0121 / FL



South East Elevation



Section A-A



North East Elevation

Elevations as Existing 1.

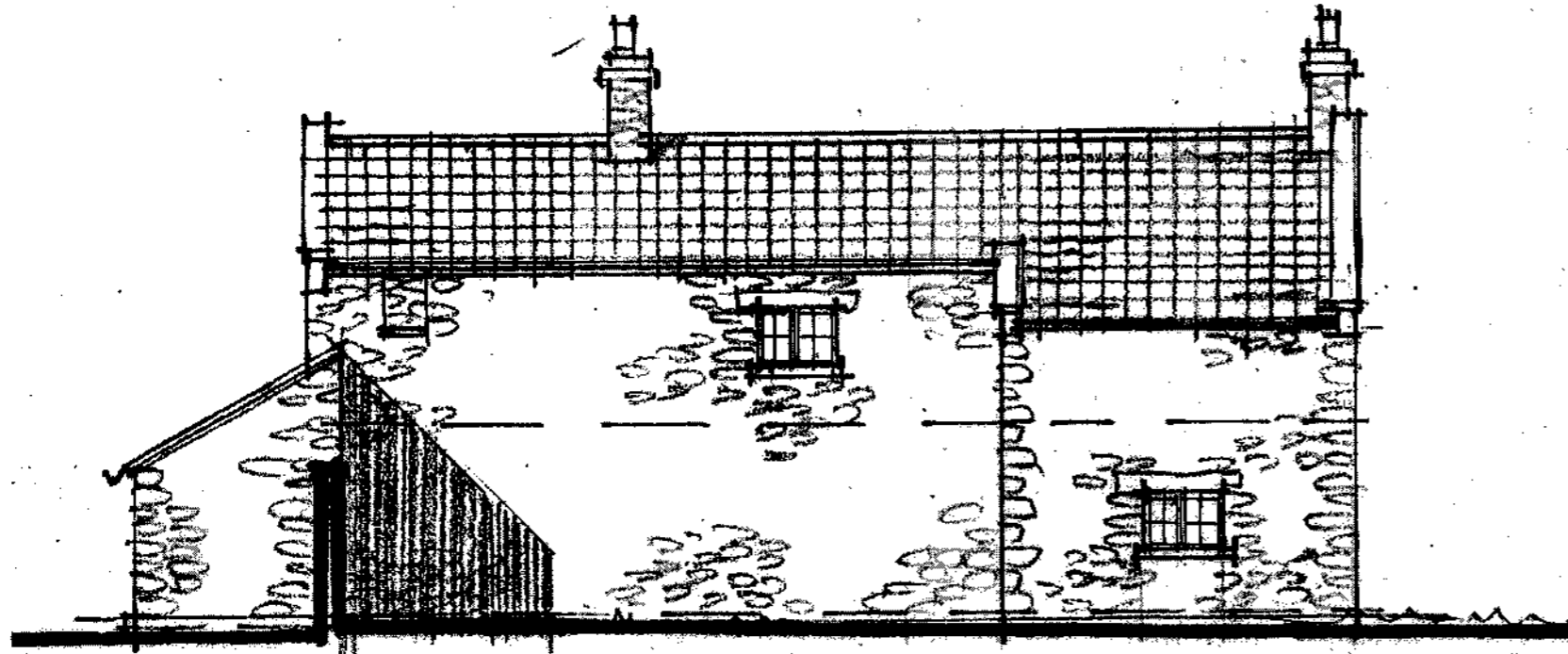
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ref. 1248/18

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23 FEB 2009

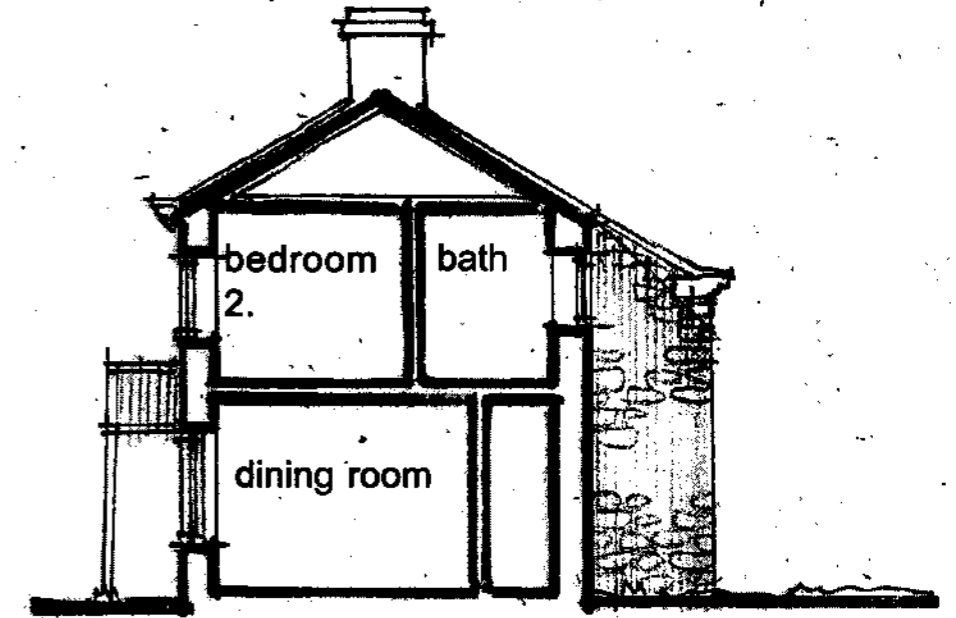
**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. John Guthrie

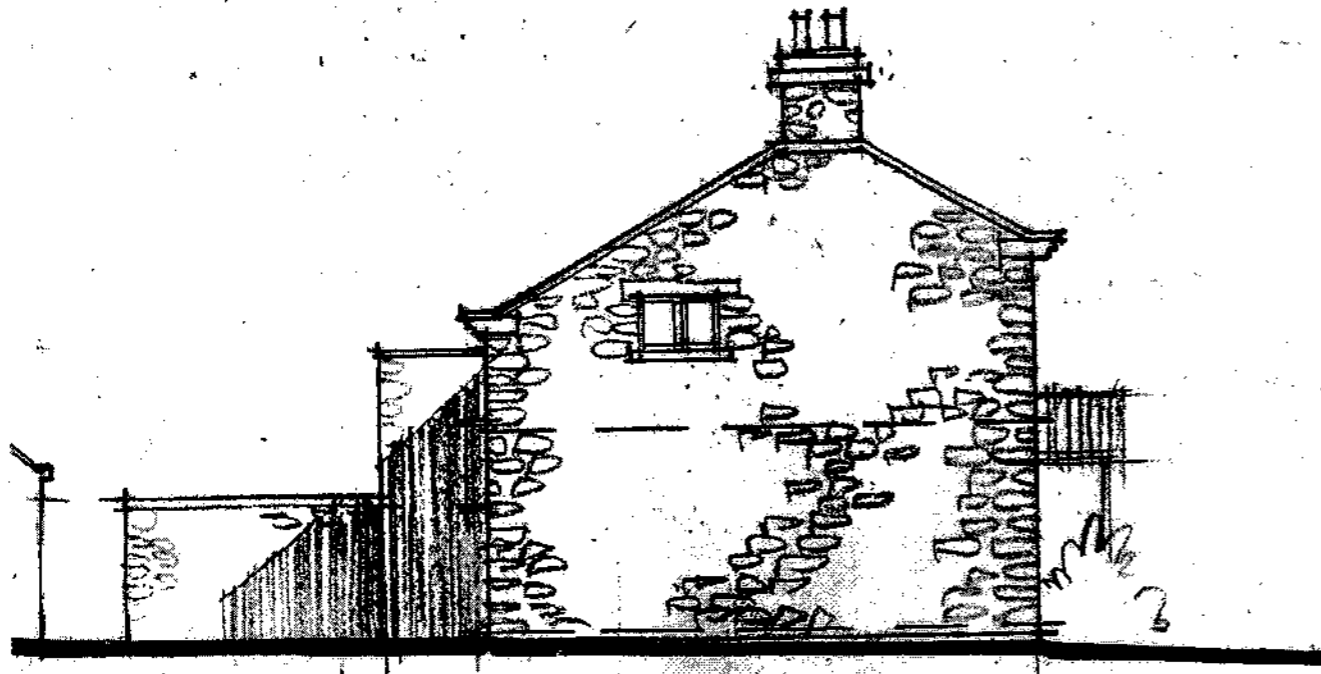
NYM / 2009 / 0121 / FL



North West Elevation



Section B-B



South West Elevation

NYM NPA  
23 FEB 2009

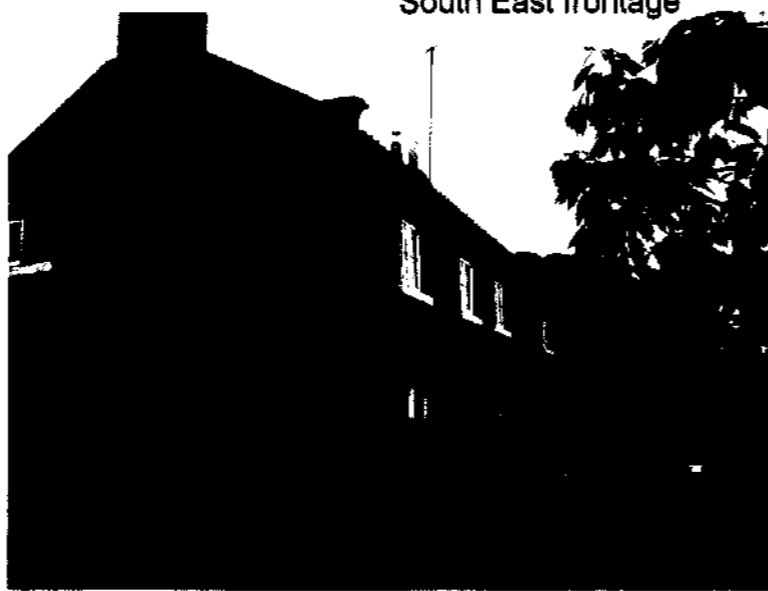
Elevations as Existing 2.

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ref. 1248/19

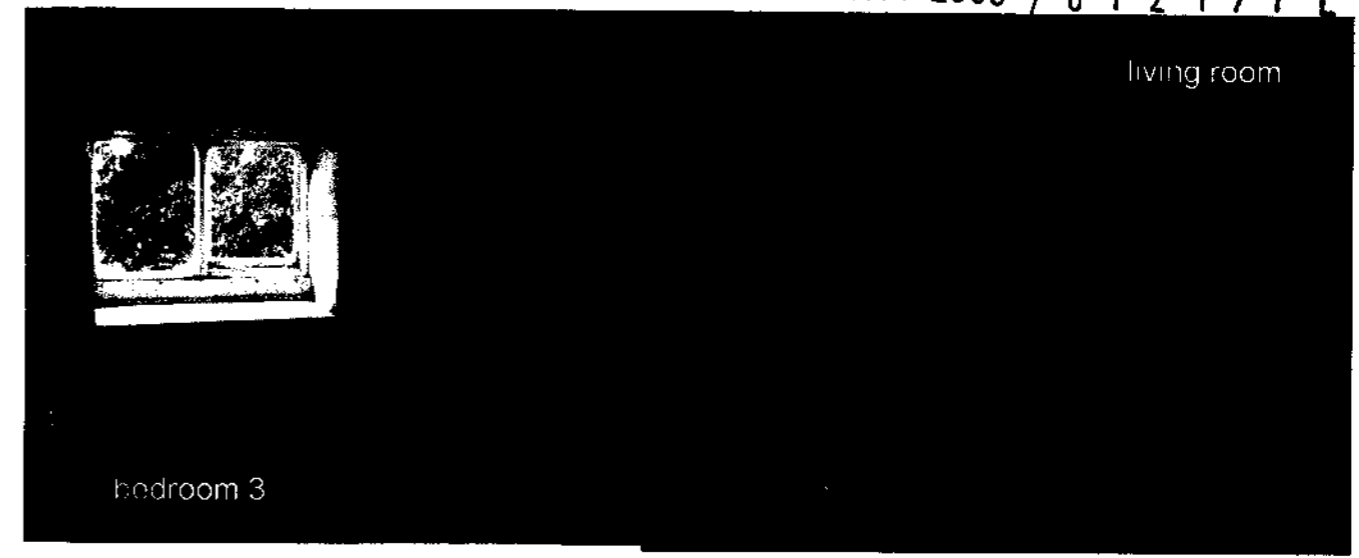
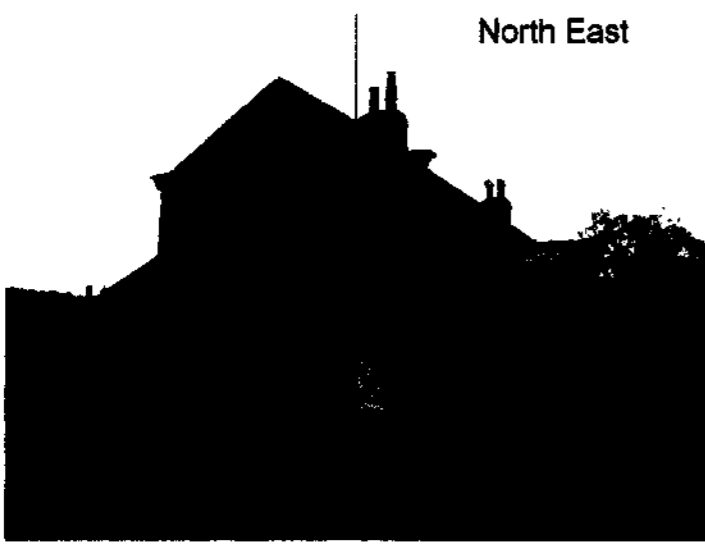
**Alan Campbell Chartered Architect**  
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Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. John Guthrie

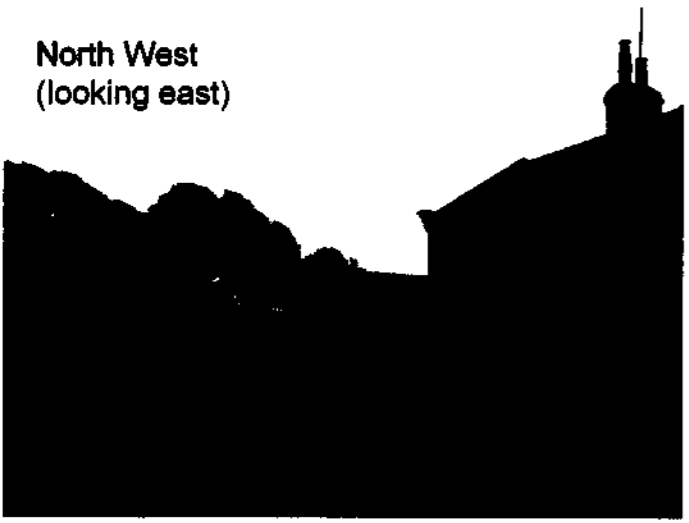
South East frontage



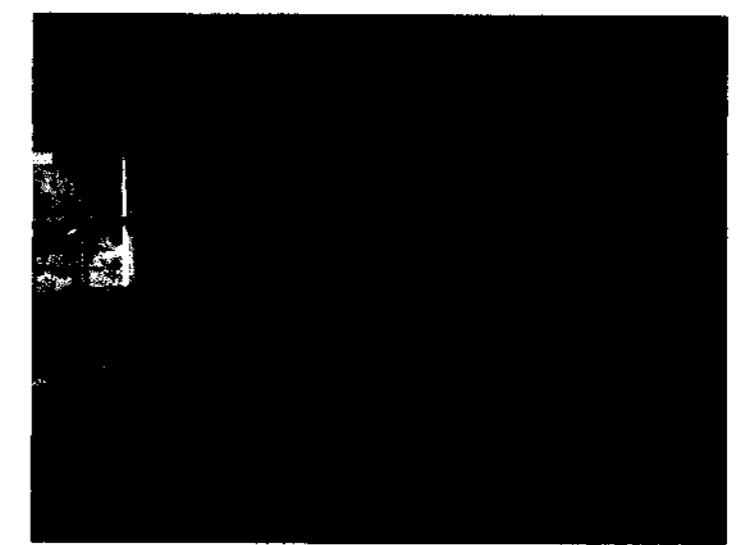
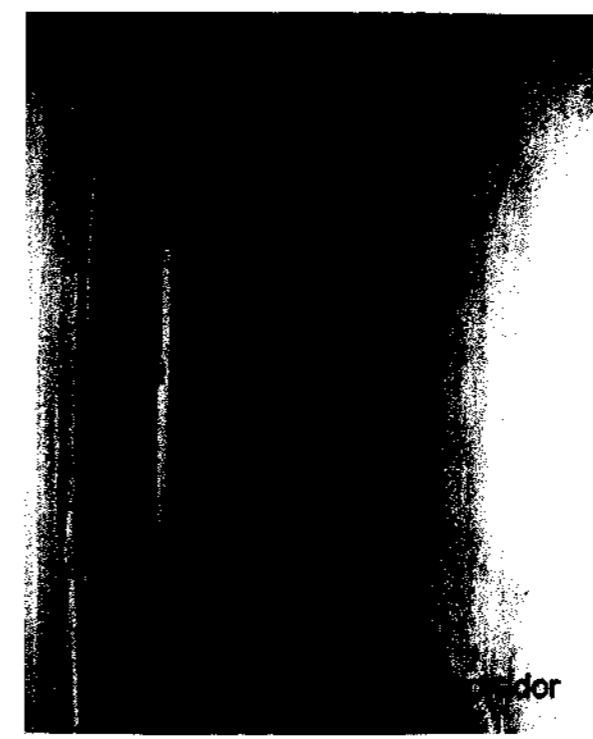
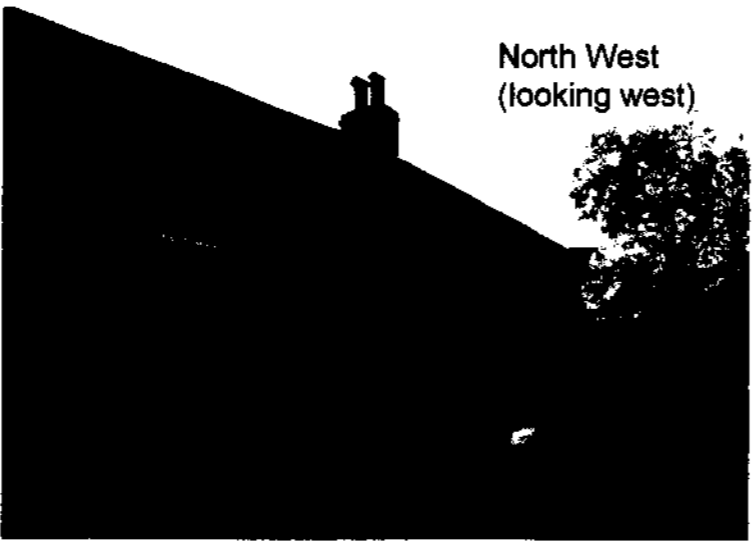
North East



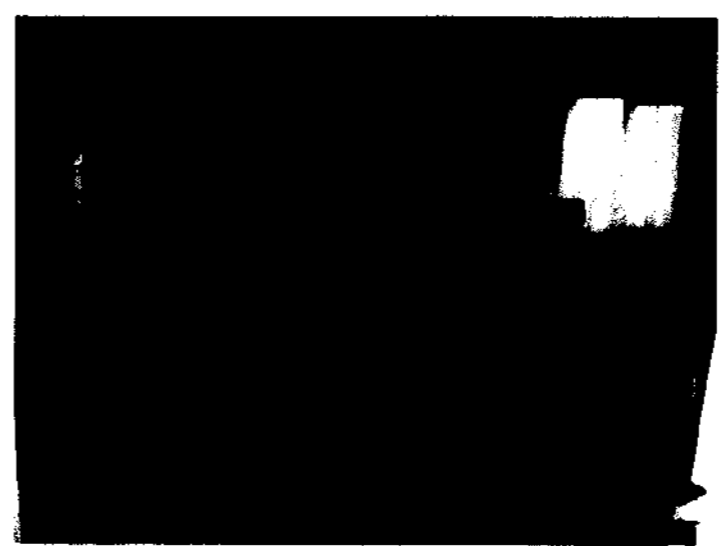
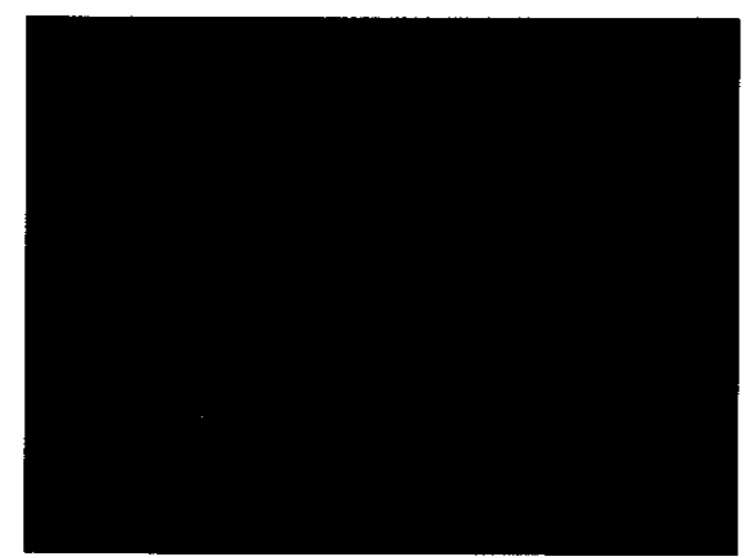
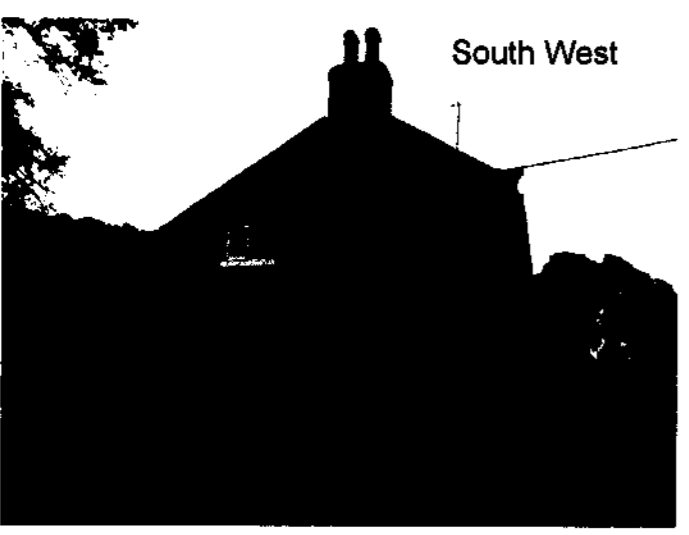
North West  
(looking east)



North West  
(looking west)



South West



Photos - As Existing

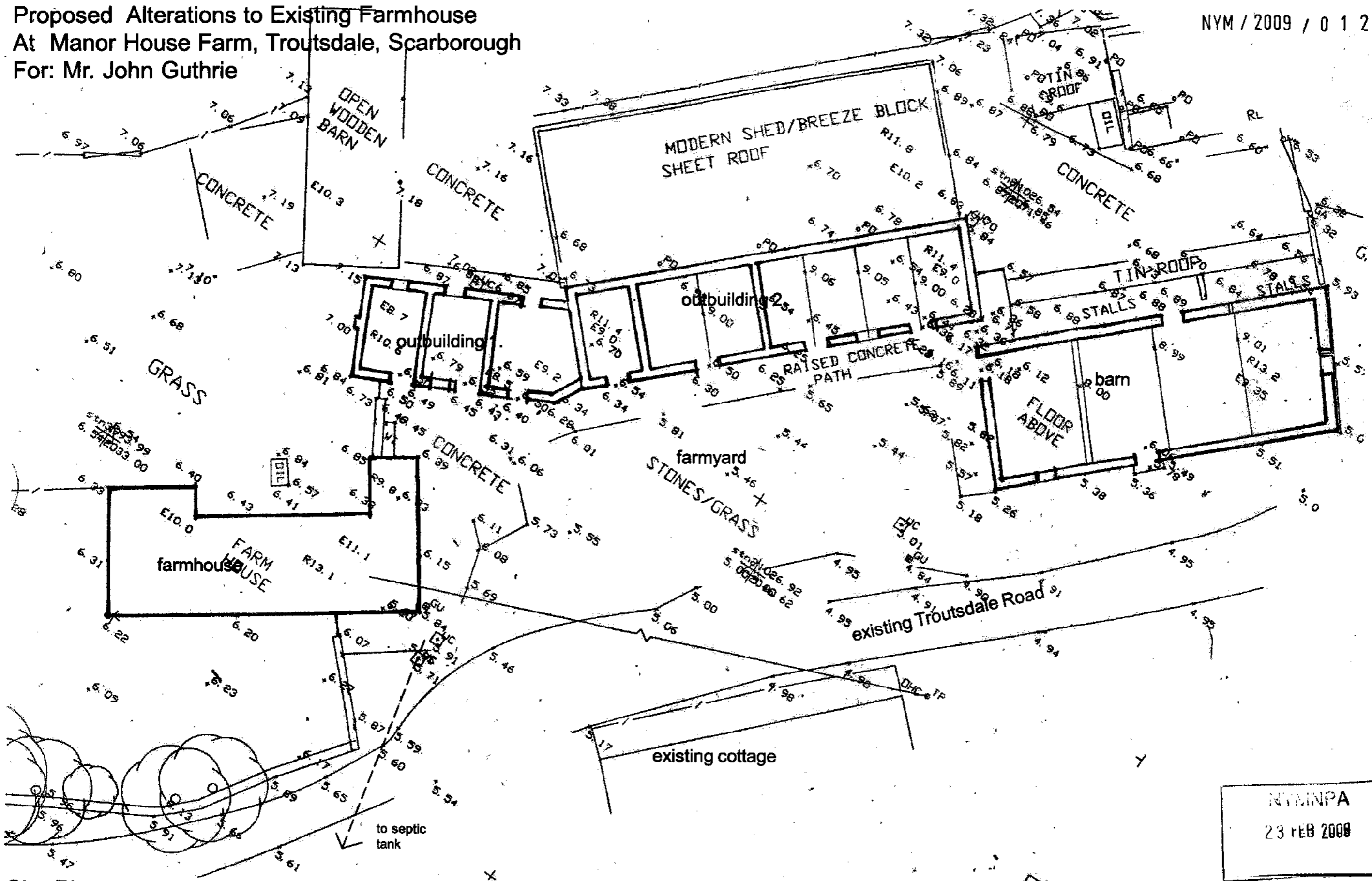
scale n.t.s.  
date - Feb '09  
ref. 1248/28

NYMNPA  
23 FEB 2009

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email: alan@alan-campbell.co.uk

Proposed Alterations to Existing Farmhouse  
 At Manor House Farm, Troutdale, Scarborough  
 For: Mr. John Guthrie

NYM / 2009 / 0121 / FL 1

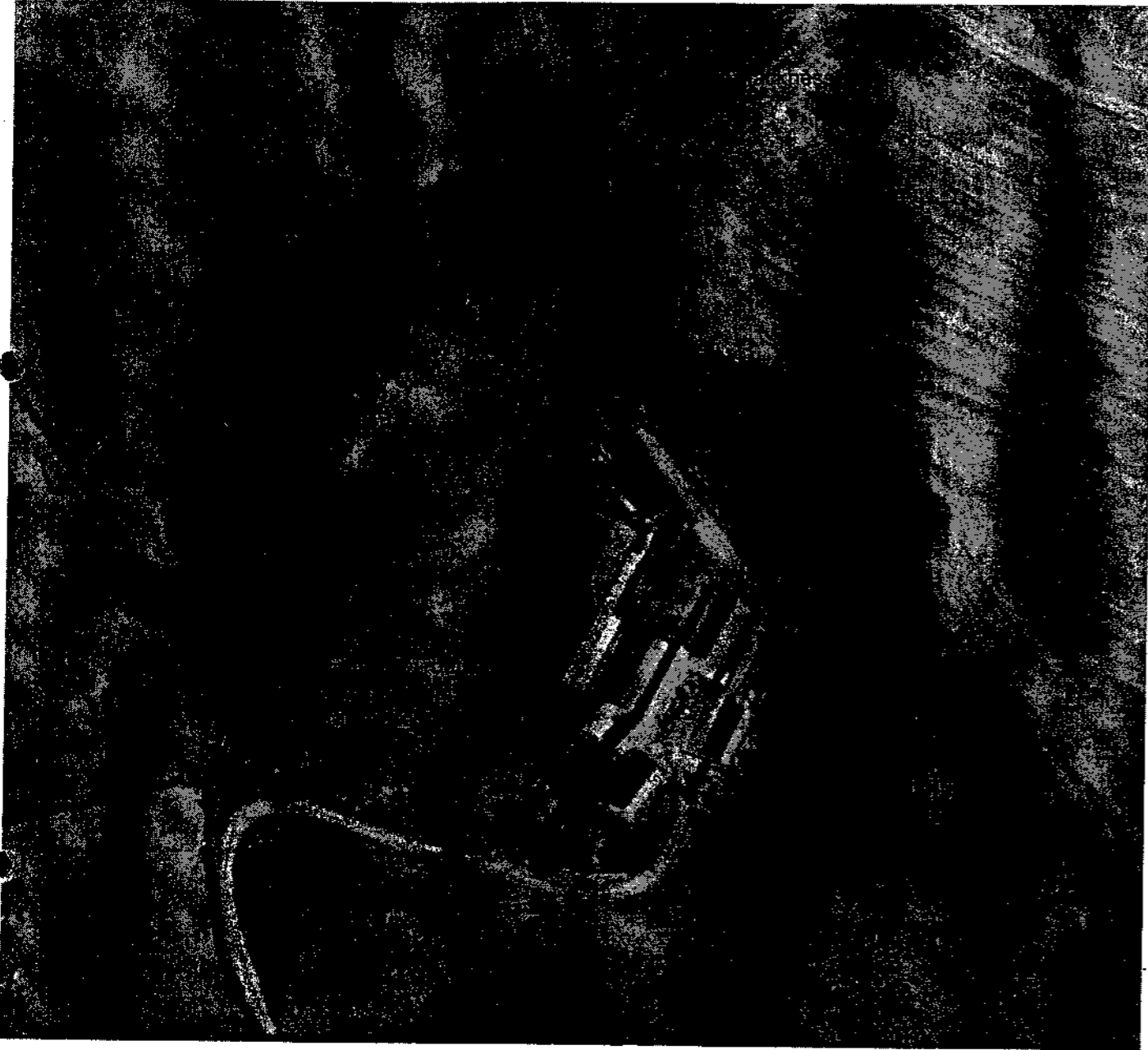


Site Plan

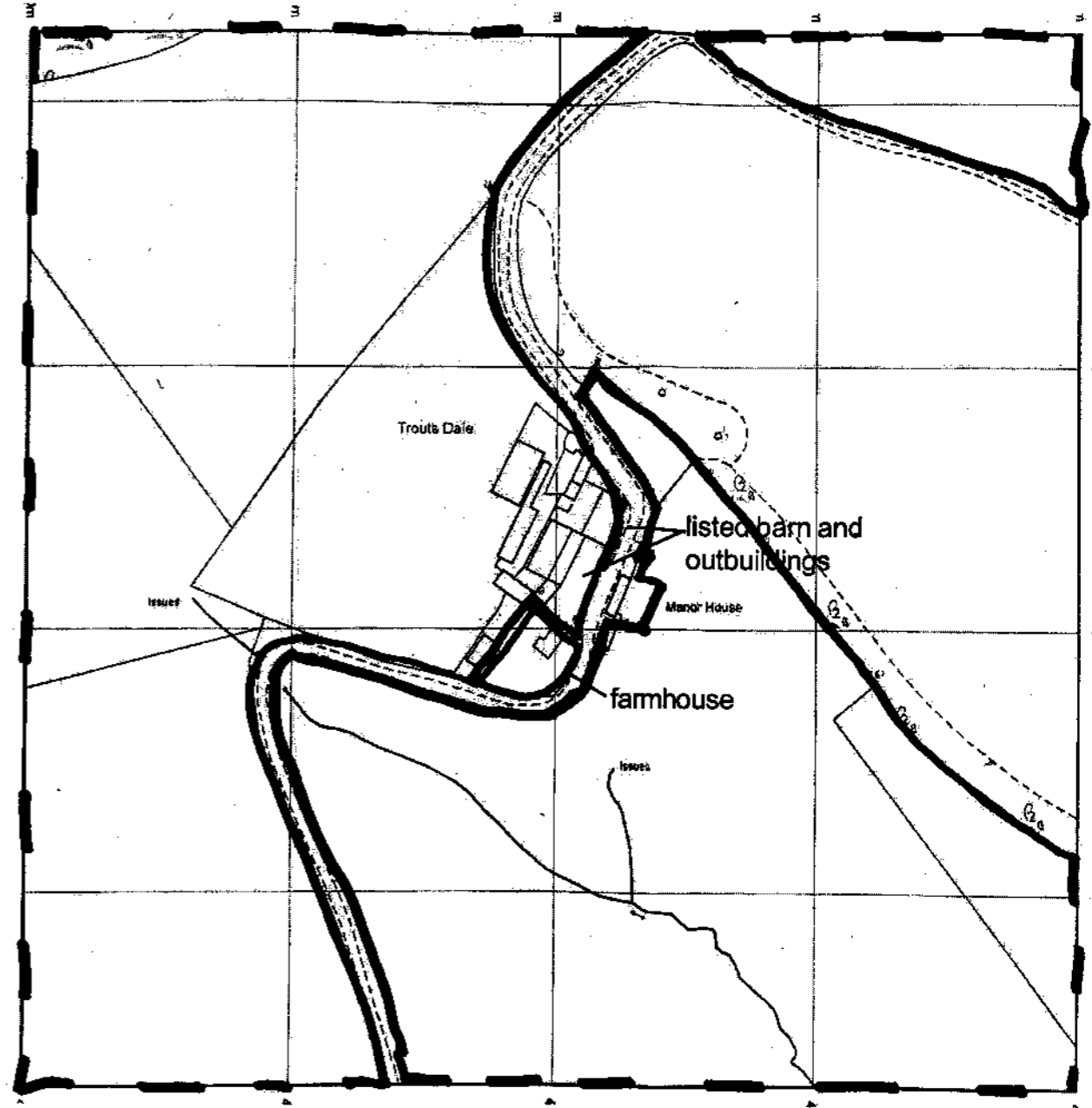
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 ref. 1248/15

Proposed Alterations to Existing Farmhouse  
At Manor House Farm, Troutdale, Scarborough  
For: Mr. John Guthrie

NYMNP  
6 MAR 2009



Location - Aerial View



Location - As Existing

scale n.t.s. and 1:2500  
date - Feb '09  
ref. 1248/14

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email - alan@alan-campbell.co.uk



NYM / 2009 / 0121 / FL  
SE 91799, 88328

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

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

(PT)

### Application for Planning Permission. Town and Country Planning Act 1990

09/121

#### 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 proposed works:

NYMNP  
23 FEB 2009

Has building or works already been carried out or use of land already started?  Yes  No

If Yes, please state the date when building works or use were started (DD/MM/YYYY):  (date must be pre-application submission)

Have the works been completed or change of use already occurred?  Yes  No

If Yes, please state when the works were completed or use occurred (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: MANOR HOUSE FARM

Address 1: FROUTS DALE

Address 2: SNAINTON

Address 3:

Town: SCARBOROUGH

County: NORTH YORKSHIRE

Postcode (optional): YO13 0PS

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

Easting:  Northing:

Description:

#### 5. 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: HILARY SAUNDERS / EDWARD FRIEDMAN

Reference: ENQ / 2008 / 4772

Date (DD/MM/YYYY): 27/01/09  
(must be pre-application submission)

Details of pre-application advice received?  
SEE LETTER DATED 27/01/09

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No  Unknown

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No  Unknown

Are there any new public roads to be provided within the site?  Yes  No  Unknown

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No  Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way?  Yes  No  Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No  Unknown

If Yes, please provide details:  
WITHIN FARM COMPLEX

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No  Unknown

If Yes, please provide details:  
WITHIN FARM COMPLEX

MINPA  
23 FEB 2009

#### 8. Neighbour and Community Consultation

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

If Yes please provide details:

#### 9. 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:

### 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	STONE / PART RENDERED.	STONE	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	PANTILE / CORRUGATED IRON.	PANTILES	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	WHITE PAINTED TIMBER.	DITTO.	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	PAINTED TIMBER.	DITTO.	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	AS EXISTING	AS EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	IN FARMYARD.	AN IMPROVED FARMYARD.	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	/	/	<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:

DRAWINGS NOS. 1248 / 14 TO 28.

### 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	} ALL AVAILABLE WITHIN EXISTING FARMYARD		N/A 73 FEB 2009
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: MANOR HOUSE FARM

Address 1: FROUTS DALE

Address 2: SNAINTON

Address 3:

Town: SCARBOROUGH

County: NORTH YORKSHIRE

Postcode (optional): YO13 0PS

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

Easting:  Northing:

Description:

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Officer name: HILARY SAUNDERS / EDWARD FREEDMAN

Reference: ENQ / 2008 / 4772

Date (DD/MM/YYYY): 27/01/09  
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Details of pre-application advice received?

SEE LETTER DATED 27/01/09

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If Yes, please provide details:

WITHIN FARM COMPLEX

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23 FEB 2009

#### 8. Neighbour and Community Consultation

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

If Yes please provide details:

#### 9. 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:

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer                       Cess pit  
 Septic tank                               Other  
 Package treatment plant               Unknown

Are you proposing to connect to the existing drainage system?  Yes  No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

TO EXISTING SEPTIC TANK  
IN ADJOINING FIELD - SEE  
PLAN NO. 1248/15

### 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No  Unknown

How will surface water be disposed of?

- Sustainable drainage system               Existing watercourse  
 Soakaway     Pond/lake  
 Main sewer     Unknown

### 14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### 15. Existing Use

Please describe the current use of the site:

DISUSED DWELLING

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

RESIDENTIAL

When did this use end (if known)?  
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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### 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  Yes  No  
 If Yes please complete details of the changes in the tables below:

#### Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>		✓	✓			2
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

#### Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>			✓			1
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

**Total existing residential units**  
(A+B+C+D)

**Total proposed residential units**  
(E+F+G+H)

**Total net gain / loss of residential units**

### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not appl.	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

### 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

### 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

NYMNP

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### 22. Site Area

Please state the site area in hectares (ha)

0.13 Ha.

### 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NYM / 2009 / 0121 / FL 1

Is the proposal a waste management development?  Yes  No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (kilograms):

Amount (kilograms):

25. 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):

[Redacted Signature]

[Redacted Signature]

18/02/2009

**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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Date]

**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]

Name of Owner	Address	Date Notice Served

NYMNPA  
23 FEB 2009

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):

[Redacted Newspaper Name]

[Redacted Date]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Date]



**25. 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.

**NYM / 2009 / 0121 / FL**

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):

**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:

Or signed - Agent:

Date (DD/MM/YYYY):

18/02/2009

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
	NYMNPA	
	23 FEB 2009	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. 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.

- |   |   |
|---|---|
| <p>3 copies of a completed and dated application form: <input checked="" type="checkbox"/></p> <p>3 copies of the 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"/></p> <p>3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/></p> | <p>The correct fee: <input checked="" type="checkbox"/></p> <p>3 copies of a design and access statement: <input checked="" type="checkbox"/></p> <p>3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/></p> <p>3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): <input checked="" type="checkbox"/></p> |
|---|---|

**27. 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):

18/02/2009 (date cannot be pre-application)

### 28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

### 29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

### 30. 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:

NYM / 2009 / 0121 / EB -

NYMNPA

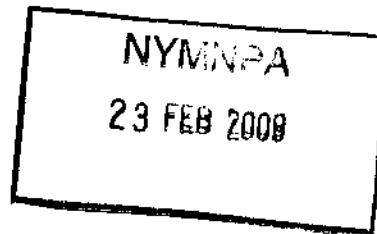
23 FEB 2009



February '09

Ref: 1248

North York Moors national Park  
 Planning Department  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 YORK  
 YO62 5BP



### Design and Access Statement

**Proposed alterations to existing farmhouse at Manor House Farm, Troutsdale to form one permanent dwelling and one holiday cottage**

#### **1 Design Statement**

- 1.1 Manor House Farm in Troutsdale comprises a group of stone outbuildings, a barn and a farm house built around a farmyard. The Hackness to Snainton road passes through the farmyard.
- 1.2 This application is purely for alterations to the farmhouse itself and excludes the barn and outbuildings. The farmhouse is Grade II listed and the listing schedule is as follows:
 

Ref. 5/34 Manor Farmhouse - "Farmhouse. Mid C18 with C19 alteration. Herringbone-tooled sandstone to front, with pantile roof. 2-storey, 4-window front, with single-storey outbuilding to right. Centre left door of 4 recessed panels, flanked by paired 4-pane sashes and with C20 replacement window at end right. C20 replacement window over door, and 2-light casements to remaining first-floor openings. Painted stone sills to all windows. Tooled tripartite lintels to all openings except first-floor end right window. Coped gables and shaped kneelers; end left and centre right stack. Outbuilding has a board door with heavy tooled lintel, and pent roof."
- 1.3 The farmhouse has been much neglected for many years apart from roof repairs, carried out relatively recently, which has saved the fabric of the building from further deterioration. For present interior condition see attached photos as existing.
- 1.4 The current application is to divide the farmhouse into one permanent residence and one holiday cottage, adding two small extensions to augment the accommodation and enable my client to bring the property up to current standards.
- 1.5 There is a very obvious internal structural wall within the house which shows where it was previously extended in the dim and distant past - this is extremely well disguised externally. The building links through at ground floor level but, at first floor, has a separate bedroom with it's own stairs which would have been used by farm employees.

- 1.6 Preliminary consultations with the Planning Dept engendered some comments and the revised plans. Nos. 1248/14 to 27 show how we think the historical elements can be retained while providing the accommodation that is necessary to make the project viable.

The best way of describing this is perhaps to address these points listed by the Planning Department as follows:

- a. We are firmly of the belief that the building can be extended without adversely affecting the original. We gathered, from our on-site discussions that the small extension at the rear of the "cottage" was not perceived as a problem, only the suggested gabled entrance on the farmhouse. We feel that this can be addressed by retaining the sloping roof at first floor plus its original kneelers and other features and extending with a single lean-to very much in the style of traditional examples of extensions to similar properties.
- b. Windows – the changes to the layout naturally lead to a reduction in the number of windows required and the purposes of the areas they serve mean that they can be small and very discreet and mainly in the proposed extensions.  
The outer double doors from the cottage to the rear garden have been changed to a single wide glazed opening which we would fit with an external timber stable door as we have done at the nearby Granary Cottage.  
We would suggest exactly the same for the old door to the store which becomes the kitchen window, and we do feel that internally, the house would benefit from a window or windows on the west elevation to best let in light and take advantage of the views along Troutdale. Apart from that all the remaining side and front windows and doors remain as existing.
- c. Internal features – we would obviously want to retain as many of the interesting features as possible. The timber boarded partition on the ground floor can be incorporated in the revised plan and the simple joinery and plaster finishes referred to can be retained.  
The first floor bathroom partition is of comparatively recent origin and appears to be timber and hard board.  
The stone floor, however, is damaged in places and damp everywhere so would have to be taken up and a new floor laid to insulate and protect the structure.  
Ideally we would take the best of the stone slabs and utilise these in selected areas.  
The main stair would obviously remain and it is possible to plan around the secondary "farm hands" stair.
- d. Outbuildings – we are still looking at the options here and our thoughts so far are that a grouping of holiday cottages around the court yard would work rather well. The barn requires a bit more imagination – we shall see!

- 1.7 The materials to be used in the proposed alterations will be natural clay pantiles, with a stained natural oak frame and stained fully glazed doors plus door and window frames - all materials and construction will complement the existing building.
- 1.8 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works.
- 1.9 National Park Planning Policies which have been considered in the design of the proposals are:-  
H8 - to ensure that extensions to dwellings do not detract from their character and appearance;

BE1 - preserving and enhancing the character and appearance of the area;

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

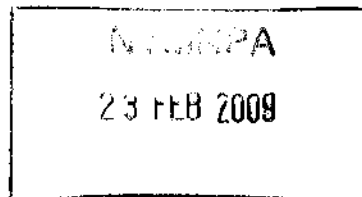
**2 Access Statement**

- 2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property. The existing farm yard area will be resurfaced to form a safe parking area.
- 2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

**3. Conclusion**

We believe that the proposed alterations and extensions to the farmhouse at Manor House Farm cover all the criteria for dealing with such a project where we have a listed building in the National Park, preserving and enhancing it's appearance while ensuring the survival of the building.

Alan Campbell



Cymraeg

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Environment Agency

You are in: Maps > What's in your backyard?

I'm looking for...

# Flooding

Enter postcode or place name:

YO13 0PS

Search

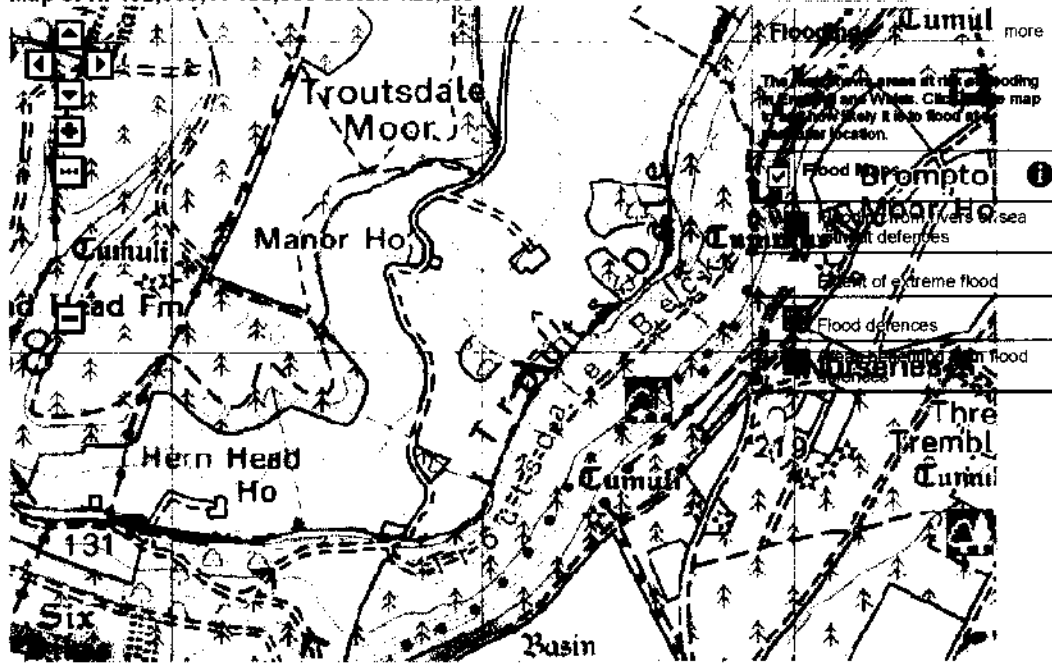
Overview map:



Other topics for this area...

- River Quality
- Drinking Water
- Environment Agency Offices
- Water Framework Directive - River Basin Management Plans - Rivers
- Waste
- Water Framework Directive - River Basin Management - Coastal Waters
- Water Framework Directive - River Basin Management Plans - Estuarine
- Flood Warning
- Water Framework Directive - River Basin Management Plans - Lakes
- Water Framework Directive - River Basin Management Plans - Groundwater
- Coastal Waters
- Flooding
- Air Pollution
- Pollution

Map of X: 492,068;Y: 488,056 at scale 1:20,000

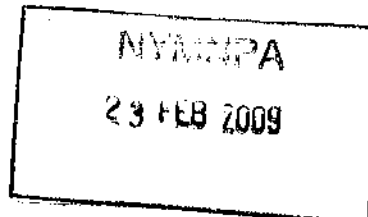


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[View text version of all results](#)

### See also:

- Understanding the flood map**  
A more detailed explanation to help you understand the flood map shown above.
- Current flood warnings**  
We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.
- Sign up to our flood warning service**  
We can't always stop rivers from flooding, but we can tell you when it's going to happen. Our free service provides flood warnings direct to you by telephone, mobile, fax or pager.
- Flood risk and home insurance**  
I am in a floodplain, will this affect my insurance?
- Flood map - your questions answered**  
Answers to commonly asked questions about the flood map.



Anglian | Midlands | North East | North West | South West | Southern | Thames | Wales