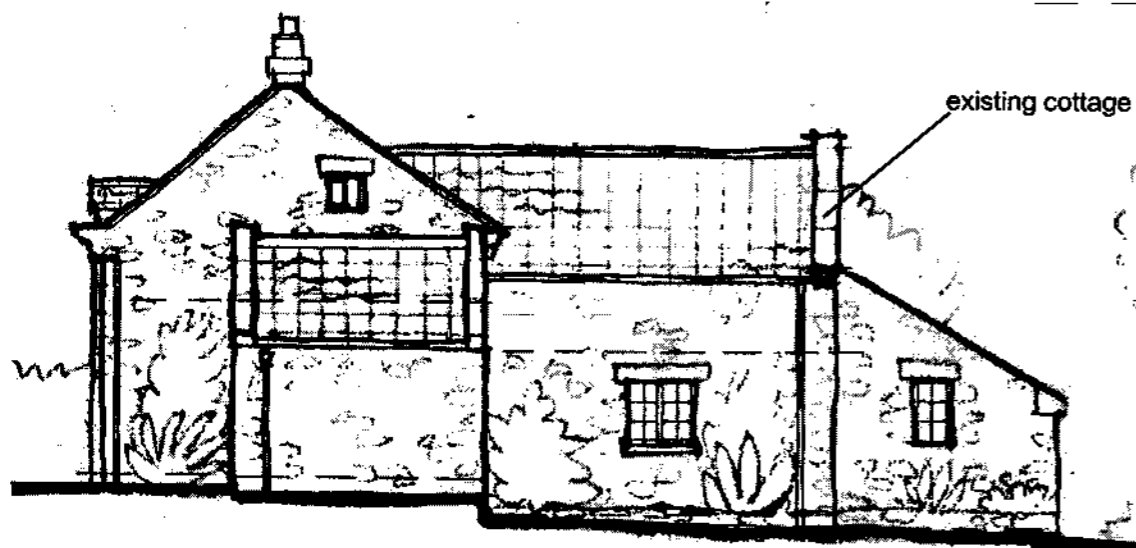


Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

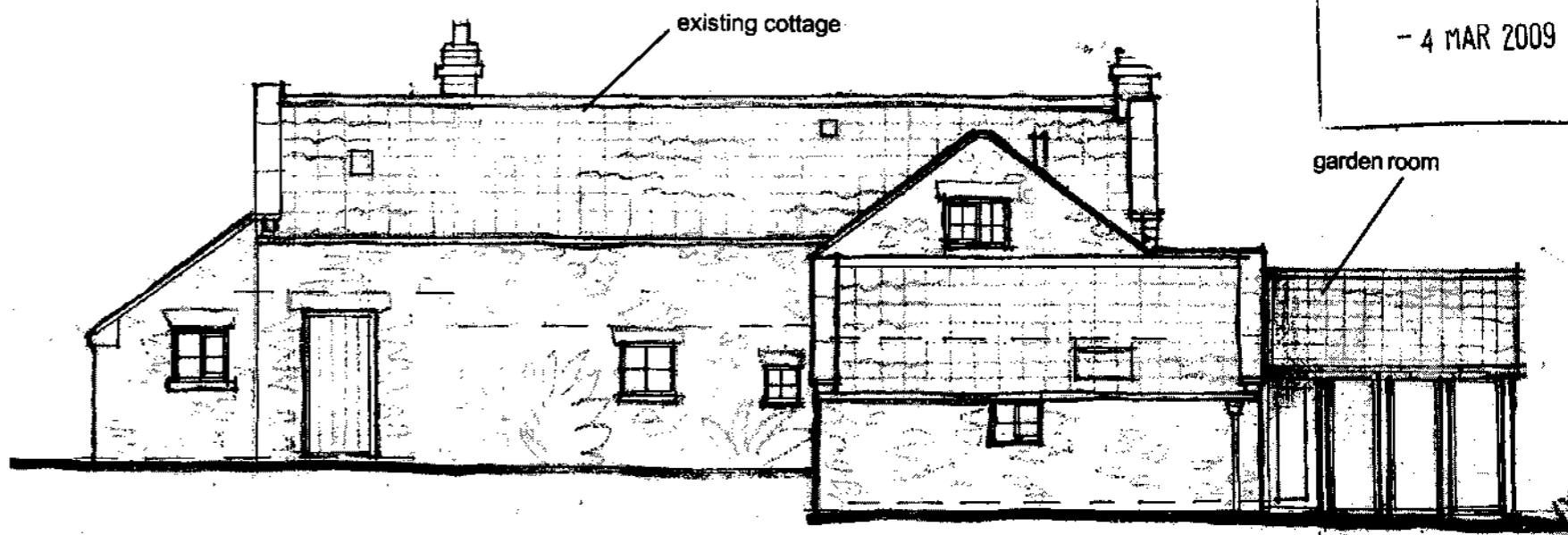
NYM / 2009 / 0135 / LB - 1

Materials:  
natural clay pantiles  
stained oak timber frame  
oak door and window frames

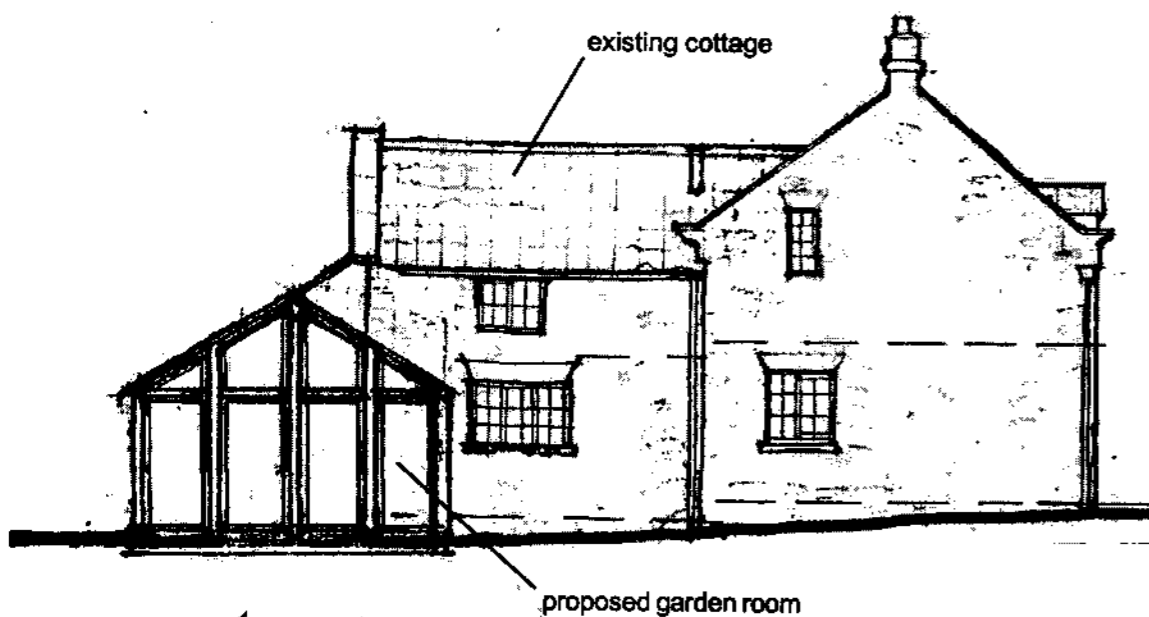
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- 4 MAR 2009



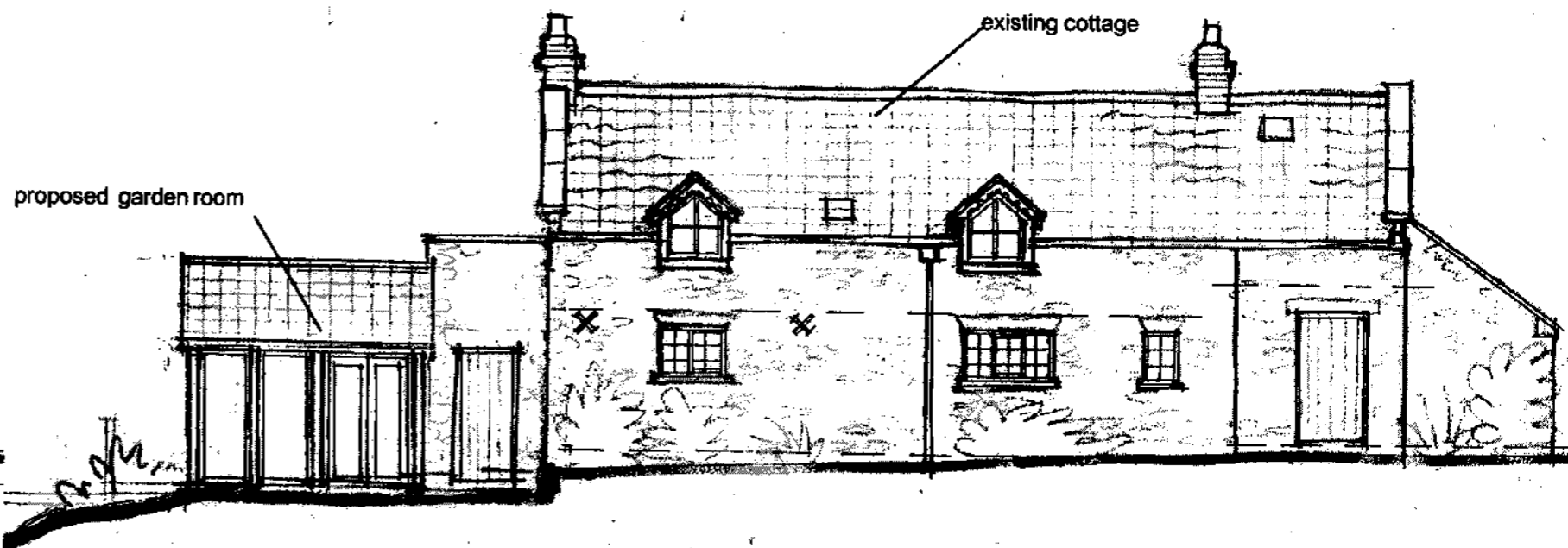
East Elevation - view from forecourt  
existing cottage unaltered



North Elevation - existing cottage unaltered



West Elevation



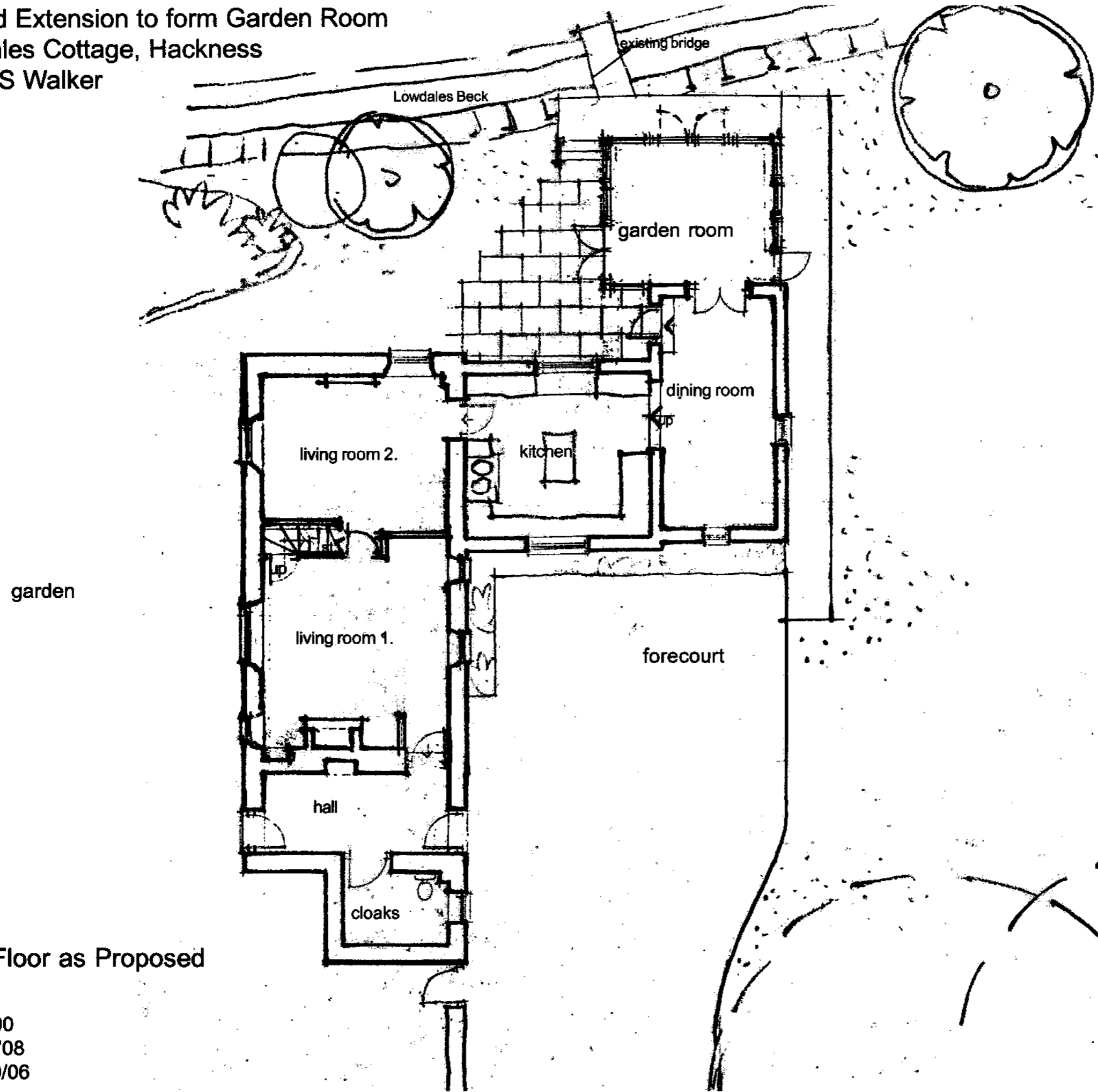
South Elevation - existing cottage unaltered

Elevations As Proposed

scale 1:100  
date - Dec'08  
ref. 1260/07

**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 Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker



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Ground Floor as Proposed

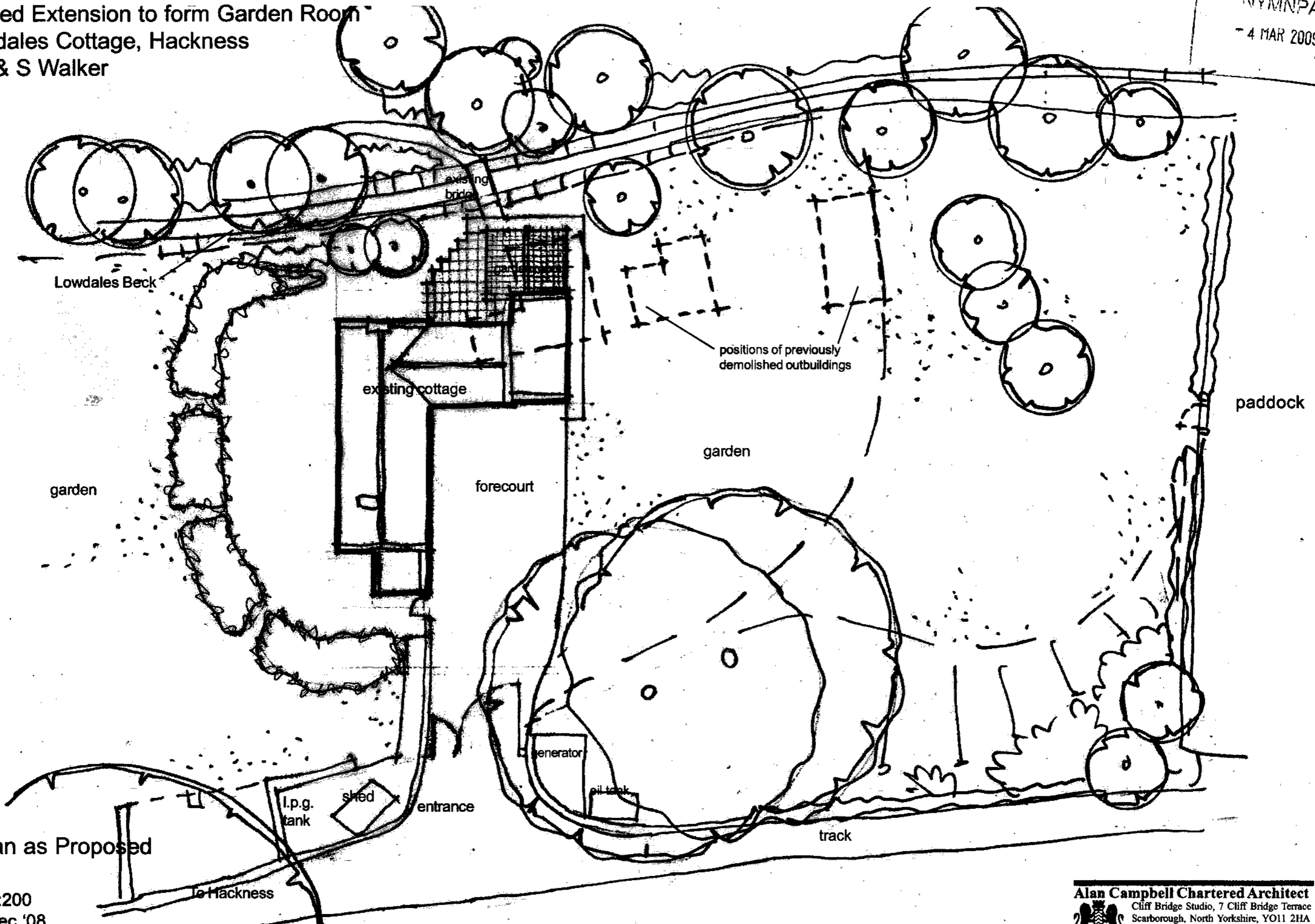
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date - Dec'08  
ref. 1260/06

Proposed Extension to form Garden Room  
 to Lowdales Cottage, Hackness  
 For: A & S Walker

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4 MAR 2009



Site Plan as Proposed

scale 1:200  
 date - Dec '08  
 ref. 1220/05

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Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

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View on Becksides Showing Proposed Garden Room

As existing

Elevations As Proposed 2.

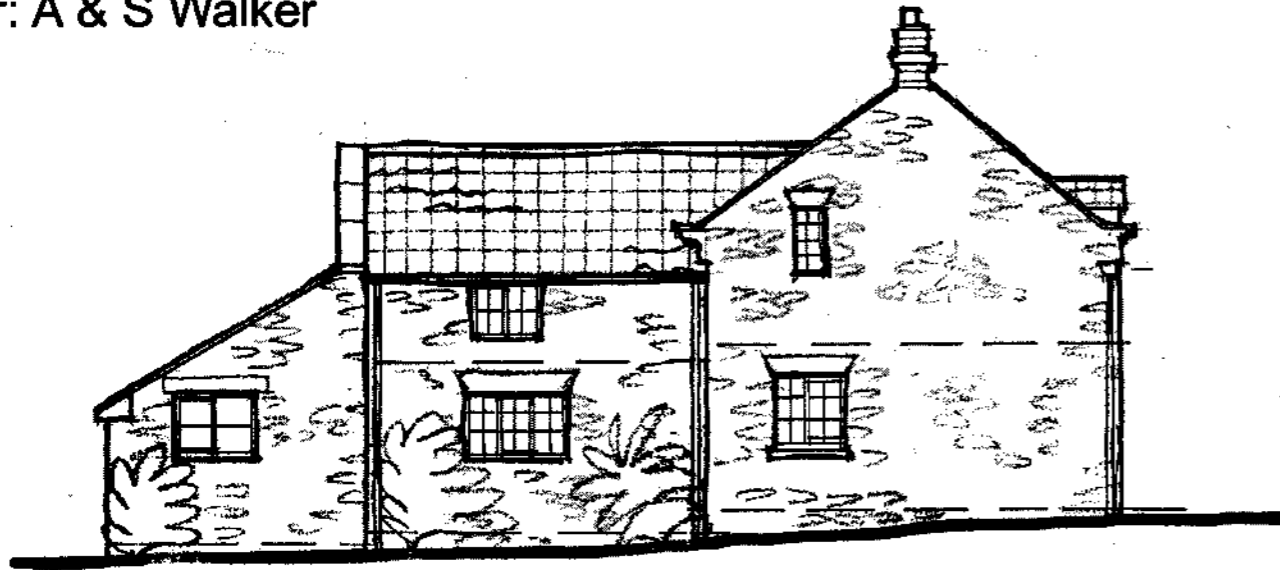
scale n.t.s.  
date - Dec '08  
ref. 1260/08

**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

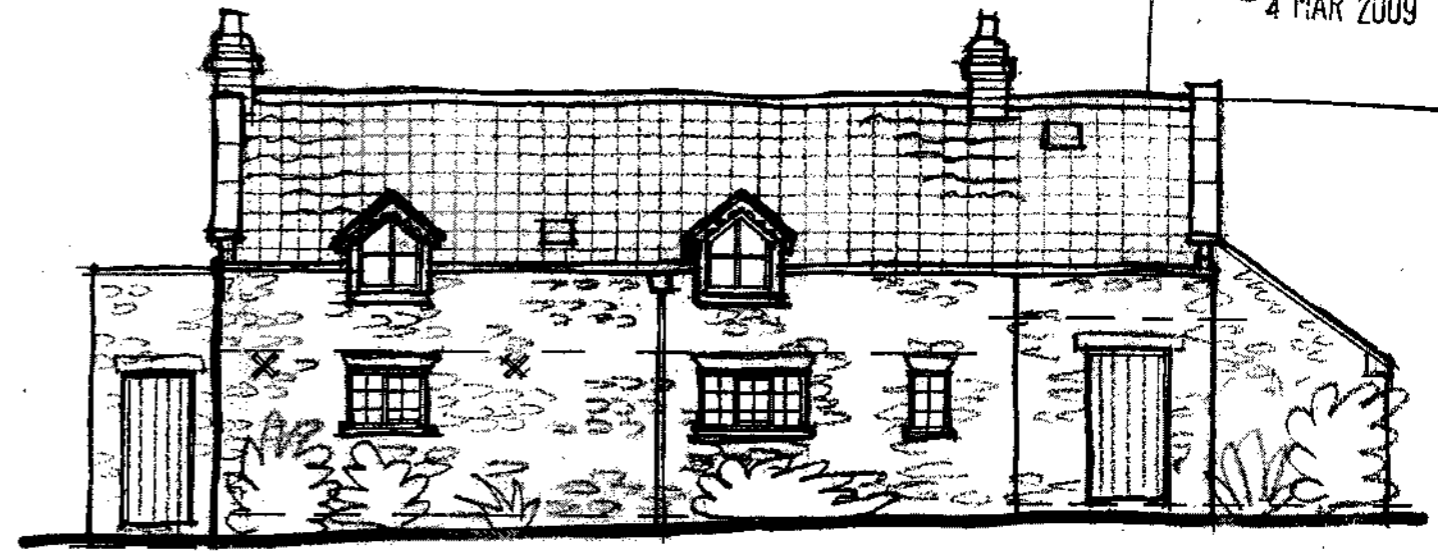
Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

NYM / 2009 / 0135 / LB - 2

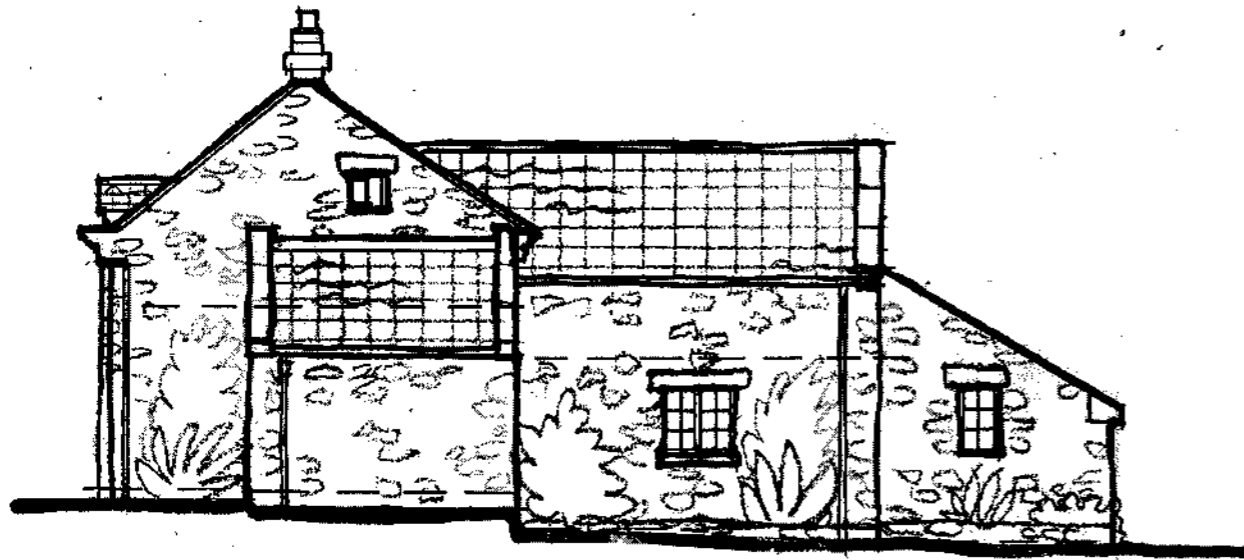
NYMNP  
- 4 MAR 2009



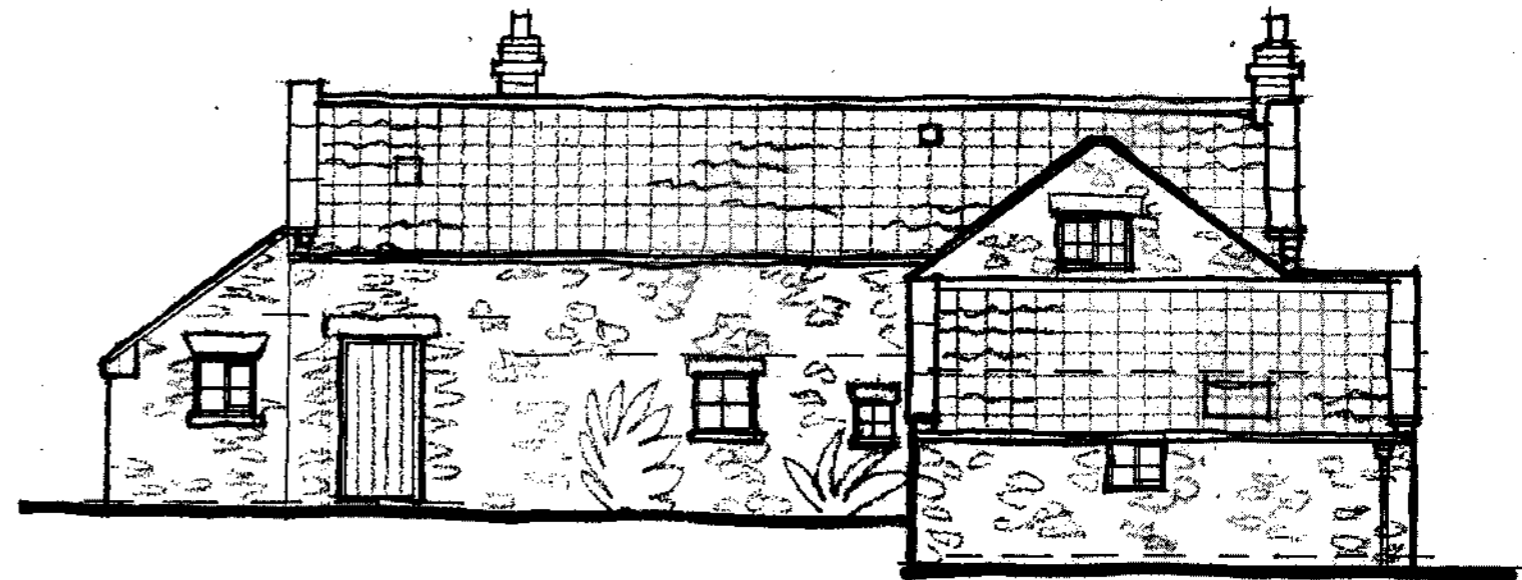
West Elevation



South Elevation



East Elevation



North Elevation

Elevations as Existing

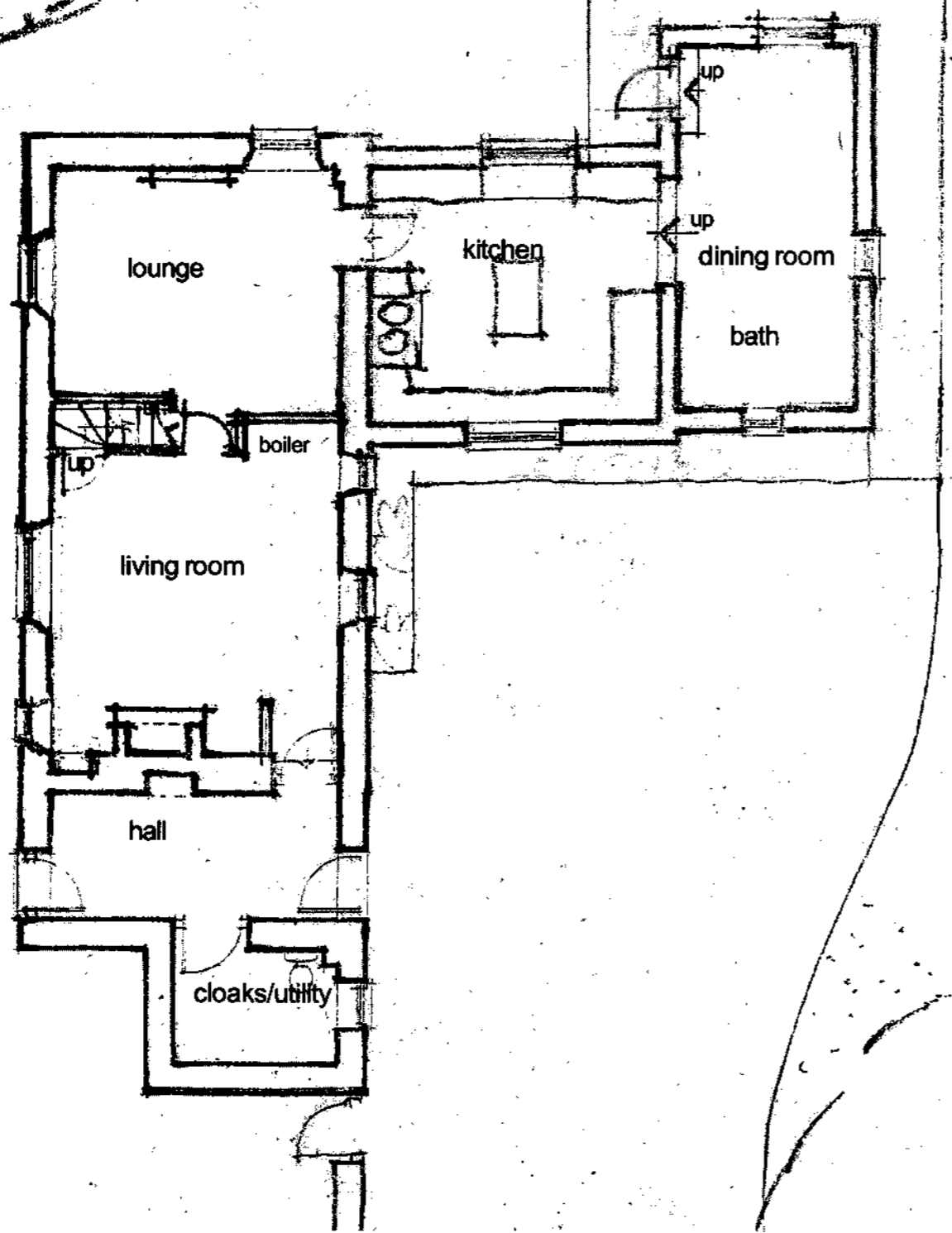
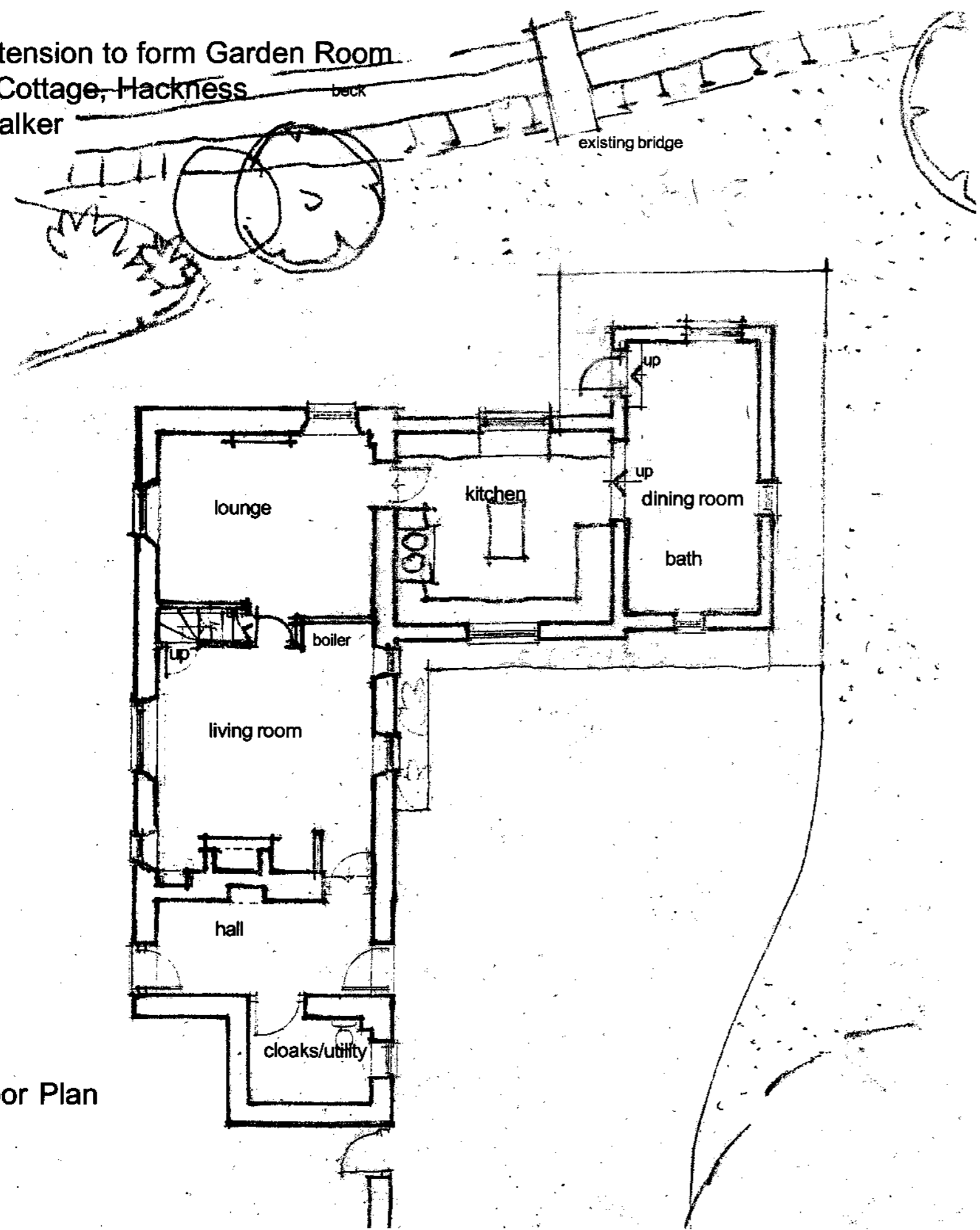
scale 1:100  
date - Dec '08  
ref. 1260/04

**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

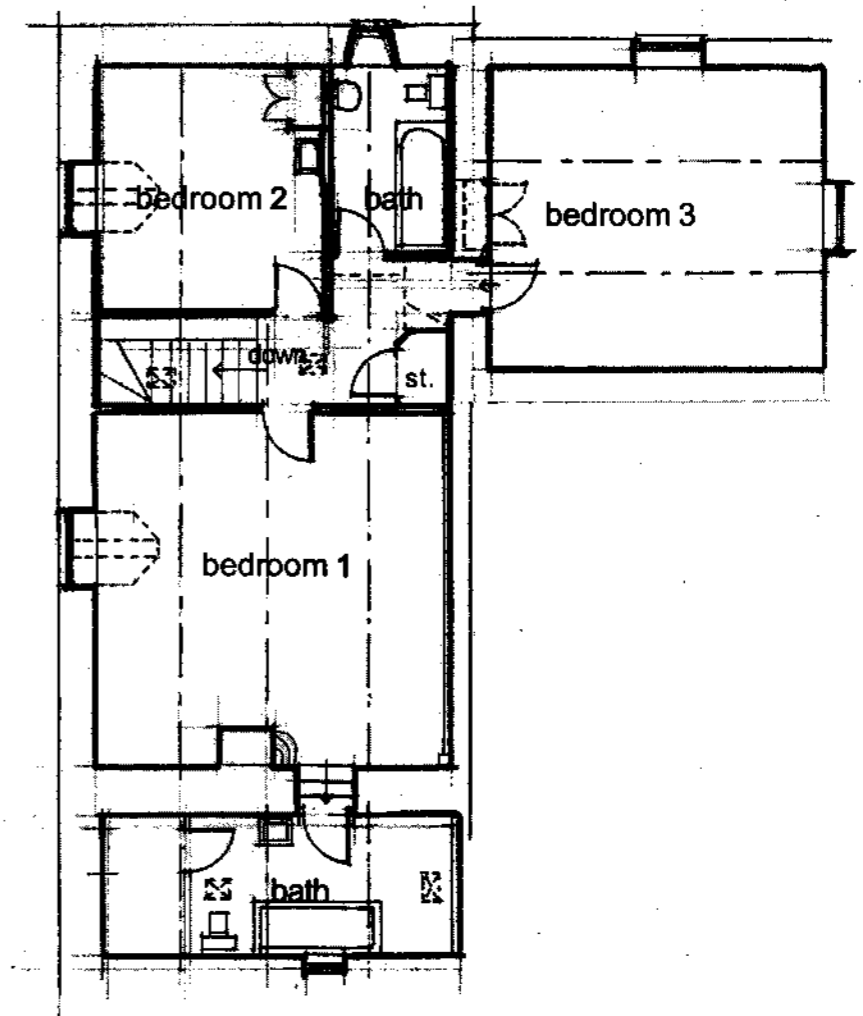
Proposed Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

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- 4 MAR 2009



Ground Floor Plan



First Floor Plan

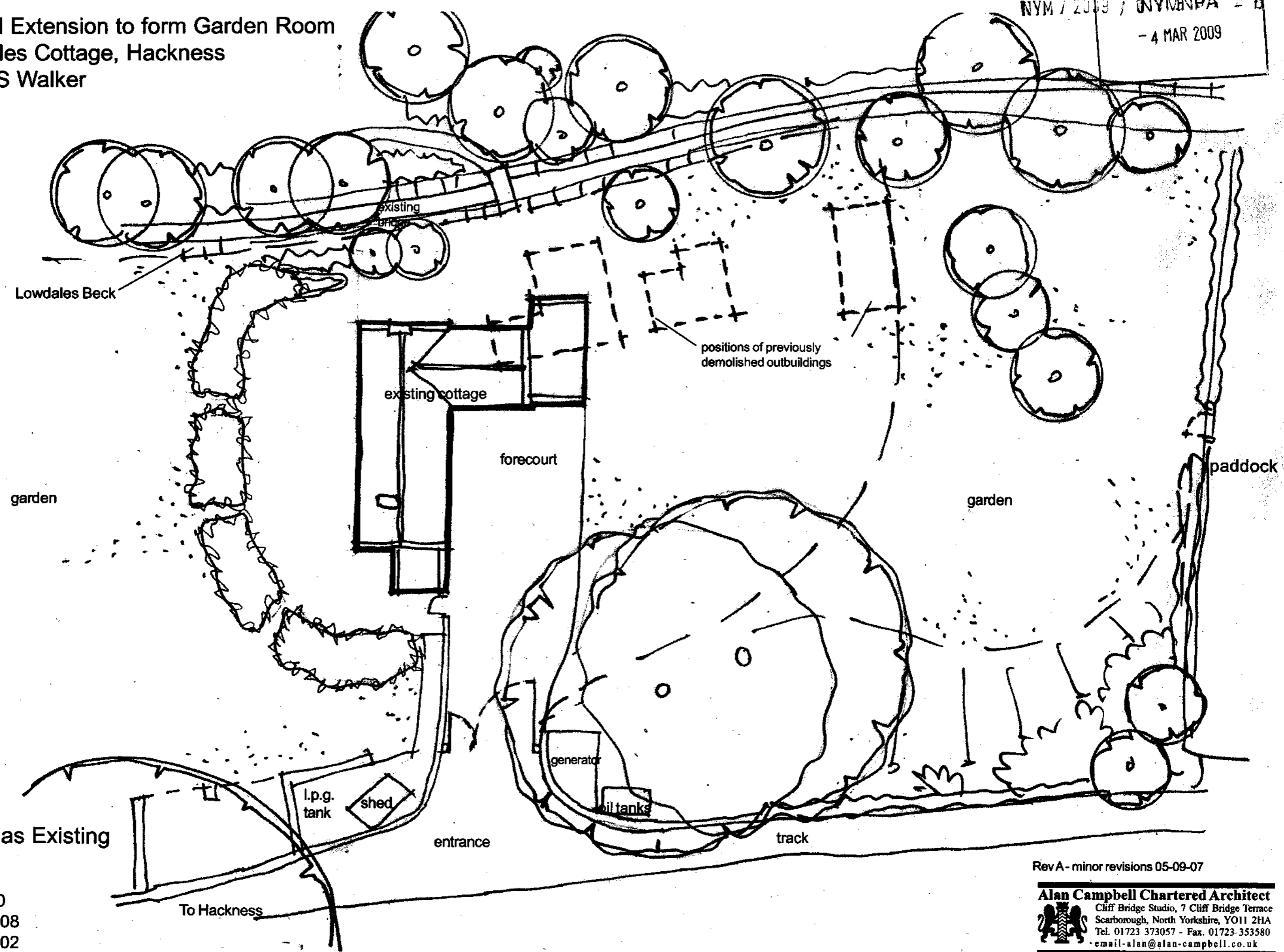
scale 1:100  
date - Dec '08  
ref. 1260/03

Floor Plans as Existing

**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 Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker

NYM / 2009 / NYMNDPA' L B  
- 4 MAR 2009



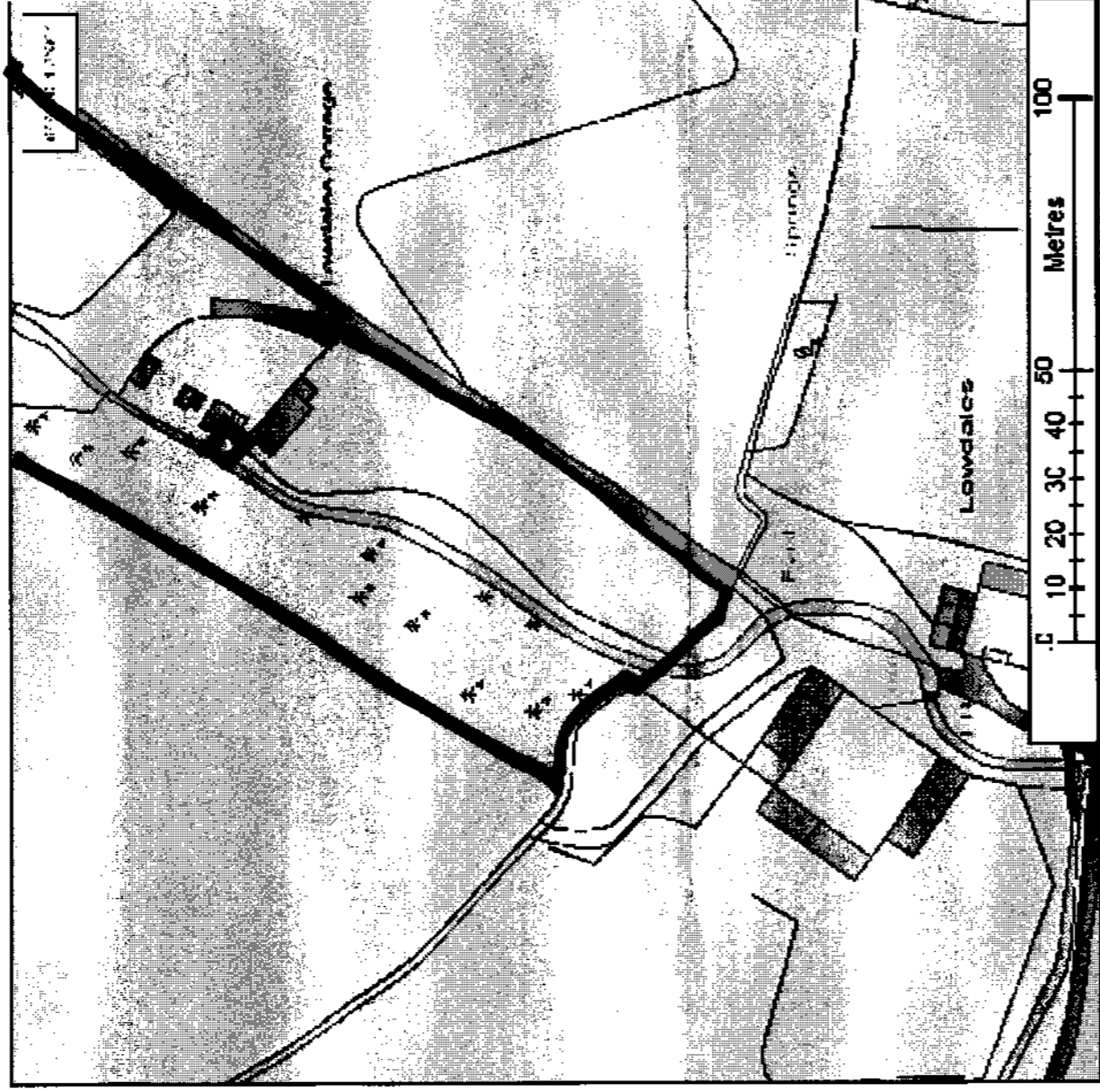
Site Plan as Existing

scale 1:200  
date - Dec '08  
ref. 1260/02

Rev A - minor revisions 05-09-07

**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 Extension to form Garden Room  
to Lowdales Cottage, Hackness  
For: A & S Walker



Location Plan

scale 1:1250  
date - Dec '08  
ref. 1260/01

**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

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- 4 MAR 2009





SE 95434, 691745

09/135 PI

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:  A + S

Last name:  WALKER

Company (optional):

Unit:  House number:  House suffix:

House name:  LOWDALES COTTAGE

Address 1:  HACKNESS

Address 2:

Address 3:

Town:  SCARBOROUGH

County:  N. YORKS

Country:

Postcode:  YO13 0JU

2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):  ALAN CAMPBELL ARCHITECTS

Unit:  House number:  House suffix:

House name:

Address 1:  7 CLIFF BRIDGE TERRACE

Address 2:  NYMANA

Address 3:  - 4 MAR 2009

Town:  SCARBOROUGH

County:  N. YORKS

Country:

Postcode:  YO11 2HA

3. Description of Proposed Works

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

EXTENSION TO EXISTING COTTAGE TO FORM  
GARDEN ROOM

### 3. Description of Proposed Works (continued)

**NYM / 2009 / 0135 / LB**

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)

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### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: **LOWDALES COTTAGE**

Address 1: **HACKNESS**

Address 2:

Address 3:

Town: **SEABOROUGH**

County: **N. YORKS**

Postcode (optional): **YO13 0JU**

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
CONSTRUCTION OF A CONSERVATORY PLUS ADDITIONAL OUTBUILDINGS TO FORM GARAGE & STABLE	NYM 2007/0785/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: **HILARY SAUNDERS**

Reference:

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

Details of pre-application advice received?  
**ADVICE TO SUBMIT SEPARATE APPLICATION**

### 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)

NYM / 2009 / 01357

B - 1  
 Not applicable  
 Don't Know

Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	GLASS / STONE	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	NATURAL CLAY PAN TILES	<input type="checkbox"/>	<input type="checkbox"/>
Chimney		<input type="checkbox"/>	<input type="checkbox"/>
Windows	STAINED TIMBER FRAMES	<input type="checkbox"/>	<input type="checkbox"/>
External doors	"	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	OPEN TIMBER FRAME	<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	—	<input type="checkbox"/>	<input type="checkbox"/>
Floors	TIMBER.	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	"	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	BLACK C.I.	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	—	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	—	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	—	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)	—	<input type="checkbox"/>	<input type="checkbox"/>

NYM/NPA  
 - 4 MAR 2009

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

If Yes, please state plan(s)/drawing(s) references:  
 1260/01, 02, 03, 04, 05, 06, 07, 08  
 DESIGN + ACCESS STATEMENT - 1260/15/02/08

### 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:

*[Empty box with a diagonal line through it]*

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

*[Empty box with a diagonal line through it]*

### 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):

SEE DRAWINGS

*[Stamp: WYOMPA - 4 MAY 2009]*

### 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:

*[Empty box]*

**14. Certificates (continued)**

**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.

The steps taken were:

[Empty box for steps taken]

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):

[Empty box for newspaper name]

[Empty box for date]

Signed - Applicant: [Empty box]

Or signed - Agent: [Empty box]

Date DD/MM/YYYY: [Empty box]

NY/11/11/11/11  
- 4 MAR 2009

**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: [Empty box]

Or signed - Agent: [Redacted signature]

Date (DD/MM/YYYY): 02/03/2009 (date cannot be pre-application)

**17. Applicant Contact Details**

Telephone numbers

Country code:	National number:	Extension number:
[Redacted]	[Redacted]	[Empty]
Country code:	Mobile number (optional):	
[Empty]	[Empty]	
Country code:	Fax number (optional):	
[Empty]	[Empty]	
Email address (optional):		
[Empty]		

**18. Agent Contact Details**

Telephone numbers

Country code:	National number:	Extension number:
[Redacted]	[Redacted]	[Empty]
Country code:	Mobile number (optional):	
[Empty]	[Empty]	
Country code:	Fax number (optional):	
[Empty]	[Empty]	
Email address (optional):		
[Redacted]		

**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:

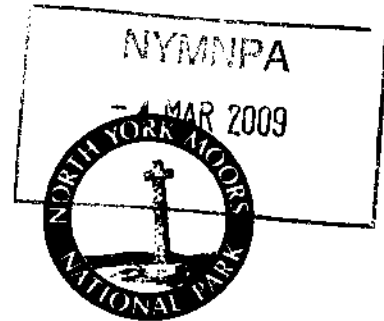
Contact name: [Empty box]

Telephone number: [Empty box]

Email address: [Empty box]

# 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  N/A

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  N/A

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  N/A

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  N/A

Proposed site layout plans at a scale of 1:100, 1:200 or 1:500

YES  N/A

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  N/A

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  N/A

Existing and proposed site sections and finished floor and site levels to a scale of 1:50 or 1:100

YES  N/A

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  N/A

Roof plans to a scale of 1:50 or 1:100  
If proposed development alters the existing roof

YES  N/A

Design and Access Statement

YES  N/A

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

**Structural Survey**

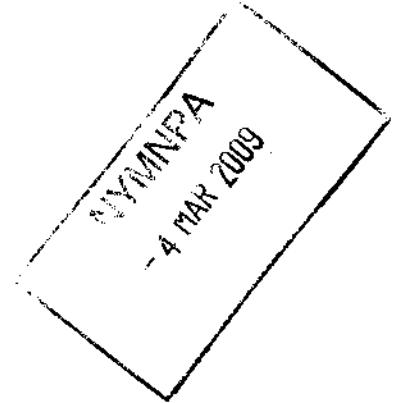
YES

N/A

**Schedule of Works**

YES

N/A





December 15<sup>th</sup> 2008

Ref: 1260

NYM/0135

- 4 MAR 2009

## Design and Access Statement

### Proposed garden Room Extension at Lowdales Cottage - Revised Scheme

#### 1. Design Statement

1.1 Lowdales Cottage is an isolated rural dwelling in Lowdales, Hackness, near Scarborough. The cottage is a Grade II listed building with the listed schedule as follows:-

"Cottage. Late C17 with mid C19 alterations. Coursed rubble and dressed stone with ashlar dressings. Pantile roof, with a brick ridge and a brick gable stack, and ashlar coped gables with kneelers. Quoins. Single storey plus attic. South front has off-centre 3-light glazing bar sliding sash, with to left a 2-light similar window and to right a single light window. Set back addition to left has a 2-light casement. Above 2 gable dormer windows with decorative barge boards. Single storey lean-to addition to east. North front has a plank door to left and a small fixed light addition to east has a 2-light sliding sash. West front has a further 2-light sliding sash with glazing bars. Interior. Has inglenook with salt cupboard, with match boarded dado. Central stairs and cupboards have monk and planton panelling. West room also has match boarded dado and simple stone fire surround with late C19 grate. C17 chamfered beams and window seats. Roof has central upper cruck-truss, and re-used rafters."

1.2 The property was altered and extended in 1993 - approval reference no 021/0029A/LB, when the extension which now comprises the dining room and bedrooms 3 and 4 was constructed. Prior to this date there was a scatter of outbuildings on the site which were demolished - see the attached site plan 2 which pre-dates this clearance work.

1.3 Approval ref NYM/2007/0788/LB was granted in November 2007 for some minor, mainly internal, alterations to the listed cottage.

1.4 The current proposal is to add a garden room on the hidden, western side of the building. This will be accessed via a new doorway formed by enlarging an existing window opening and form a link between the cottage and the existing bridge across the beck. The walls will be glazed in a simple transparent greenhouse style making the original listed building visible and unaltered. This leaves more of the earlier building unaltered.



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- 4 MAR 2009

Page 2

1.5 The materials to be used in the proposed new garden ~~room 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.

1.6 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works.

1.7 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.

2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.