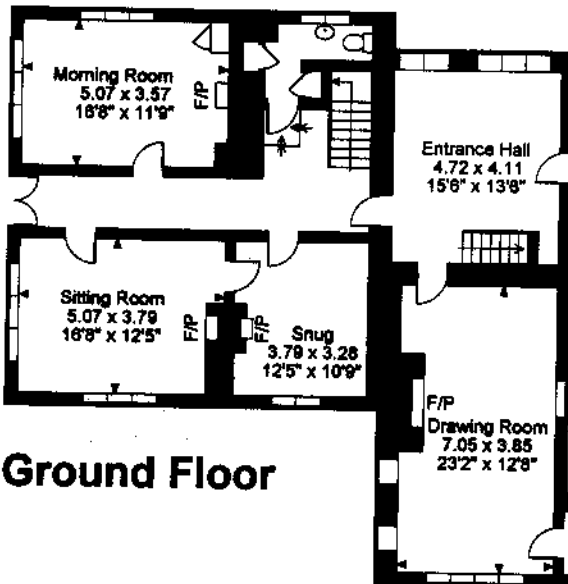


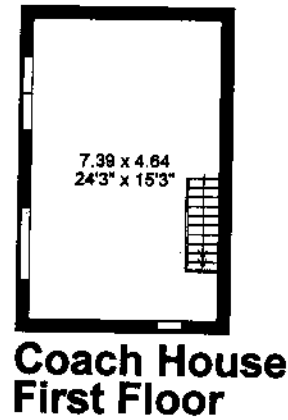
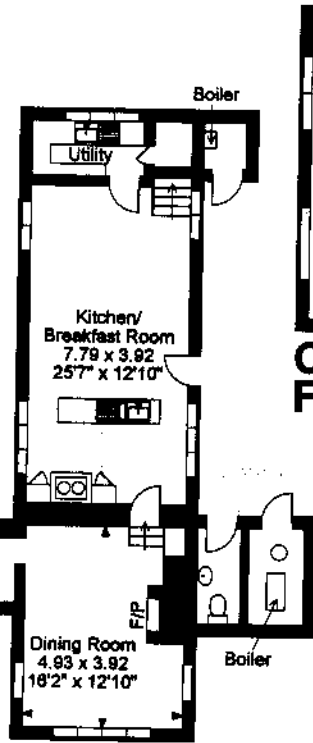


Gross internal area (approx.)
 Total = 550 sq m (5932 sq ft)
 Main House = 472 sq m (5081 sq ft)
 Coach House = 71 sq m (772 sq ft)
 Boilers & W.C. = 7 sq m (79 sq ft)
 For identification purpose only. Not to scale.
 © ehouse. Drawing ref. dig/8088756/MSS
 [---] Denotes restricted head height

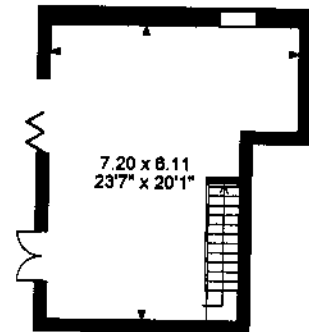
14 MAR 2009
 - 9 MAR 2009



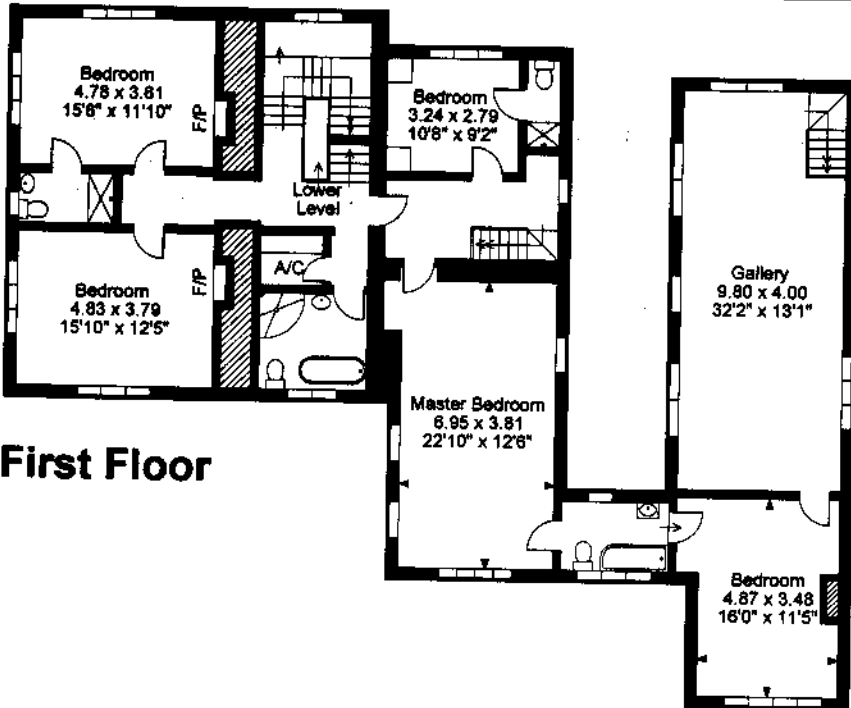
Ground Floor



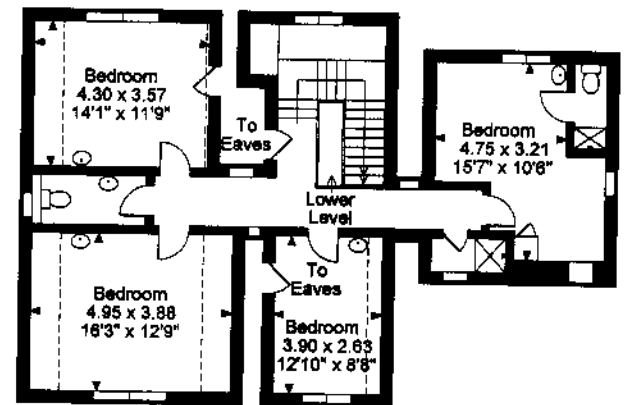
Coach House First Floor





Coach House Ground Floor



First Floor



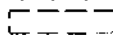
Second Floor

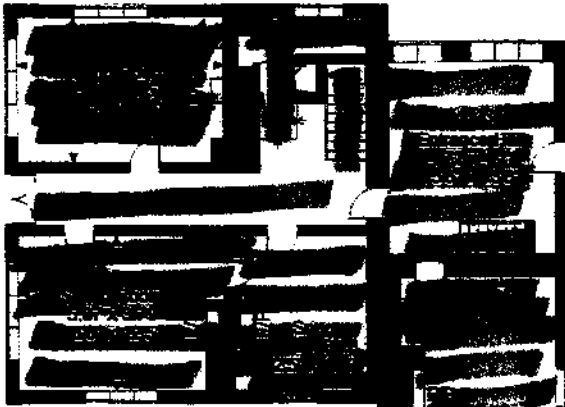
 — public
 — private



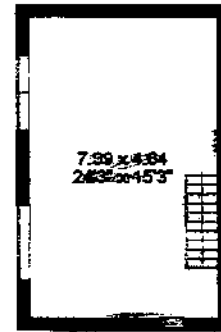
Gross internal area (approx.)
 Total = 550 sq m (5932 sq ft)
 Main House = 472 sq m (5081 sq ft)
 Coach House = 71 sq m (772 sq ft)
 Boilers & W.C. = 7 sq m (79 sq ft)

23 MAR 2000

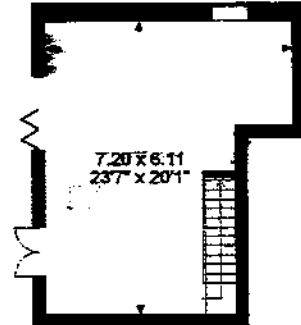
For identification purpose only. Not to scale.
 © ehouse. Drawing ref. dig/8088756/MSS
 Denotes restricted head height



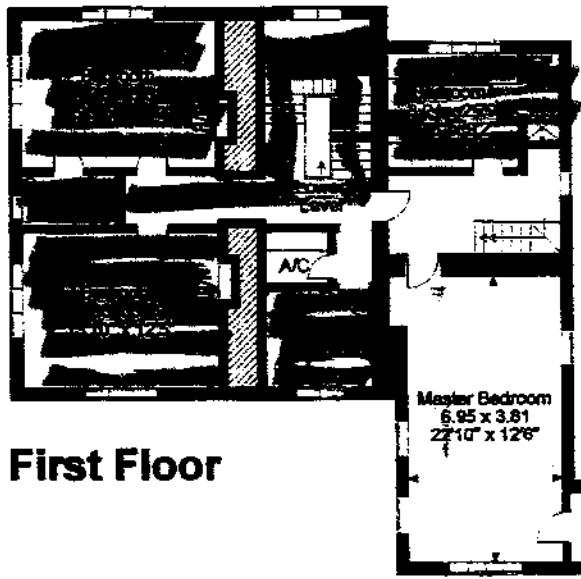
Ground Floor



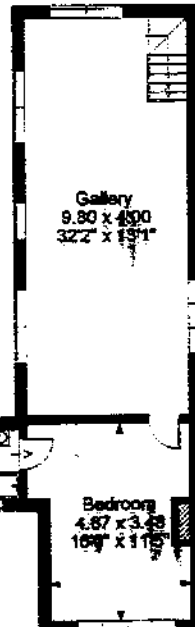
Coach House First Floor



Coach House Ground Floor



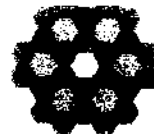
First Floor



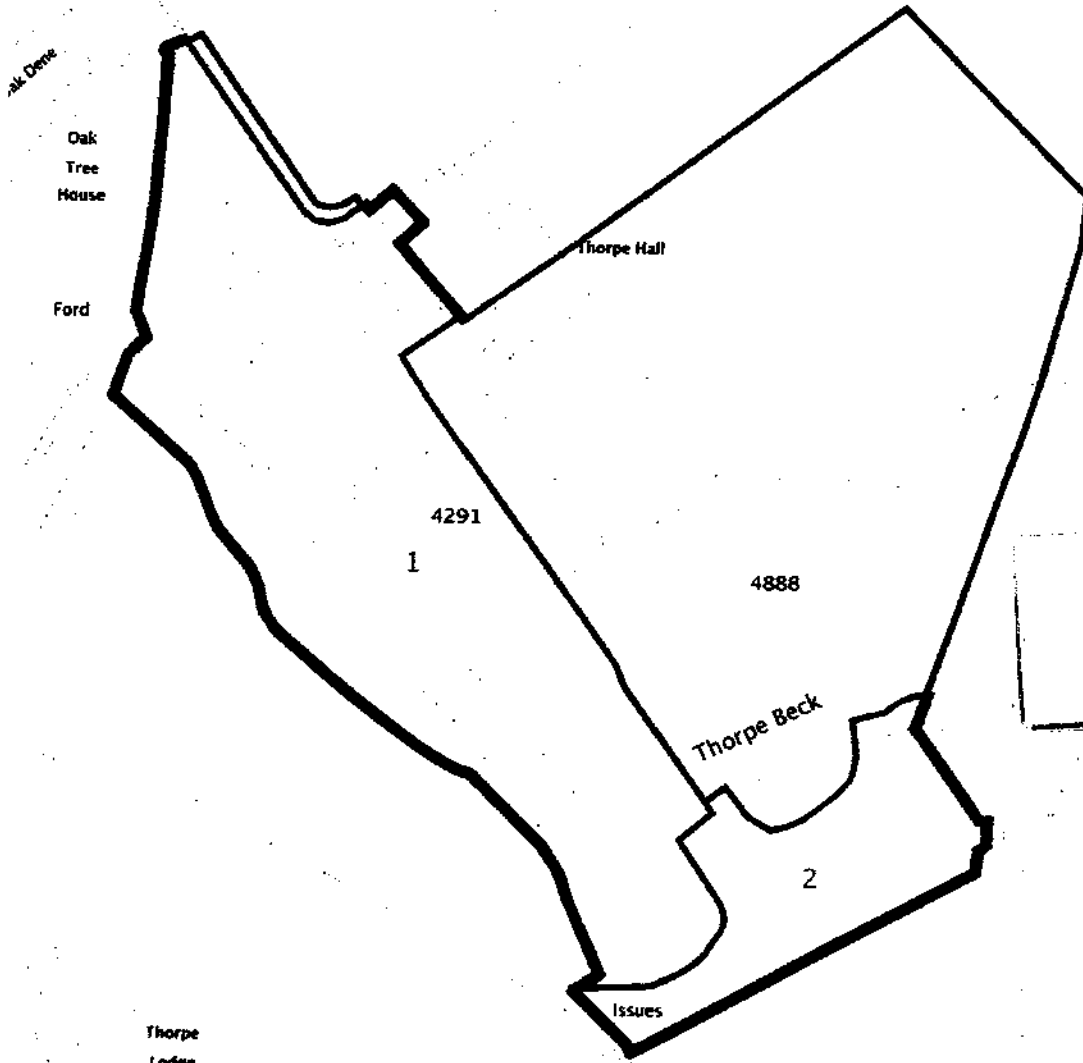
Second Floor

Official copy of
the plan

Ordnance Survey map reference NZ9404NW
Scale 1:1250
Administrative area NORTH YORKSHIRE:
SCARBOROUGH



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Inthorpe

Fylingdales Inn
(PH)

4400

15 MAR 2009

Oak
Tree
House

57.3m

Thorpe Hall

FB
ord

FB

4291

Fylingthorpe

60.32m

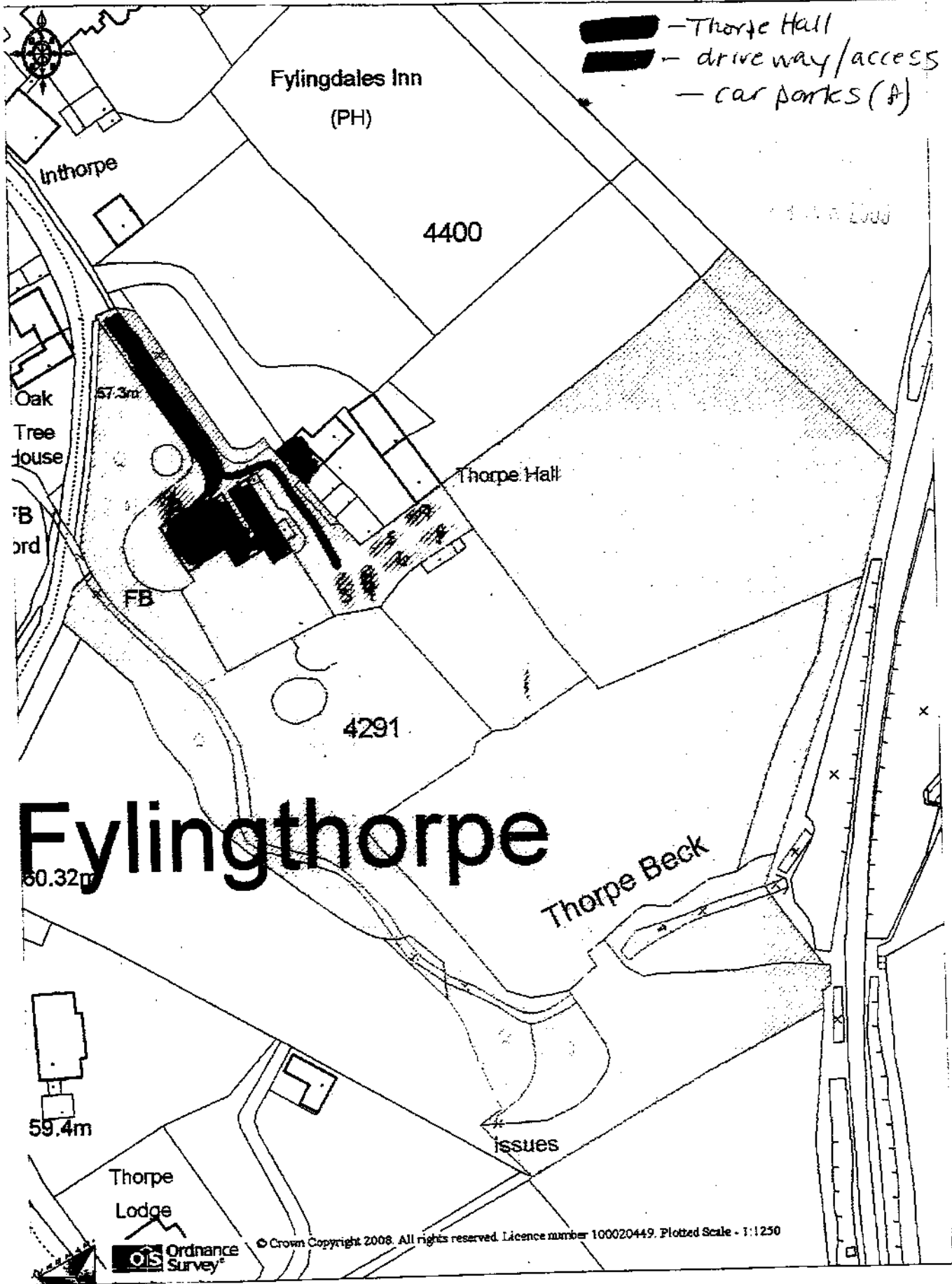
Thorpe Beck

59.4m

Issues

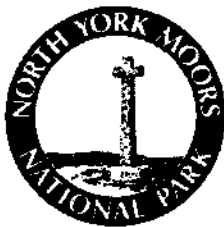
Thorpe
Lodge





Fylingthorpe





09/0148

PT1 NZ: 94459 04906

Application for Planning Permission and consent to display advertisement(s). Town and Country Planning Act 1990 Town and Country Planning (Control of Advertisement) Regulations 2007

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:

Mobile number:
Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available) Description:

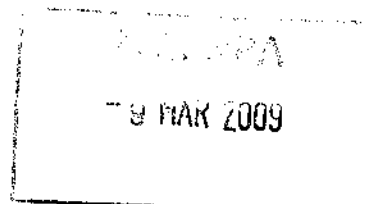
House: Suffix:

House name:
Street address:

Town/City:
County:
Postcode:

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

Grade II Elizabethan 9 bedroom house built in 1680.



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):

Officer name:

Title: Mrs First name: Gillian Surname: Kleine

Reference: Email received

Date (DD/MM/YYYY): 24/11/2008 (Must be pre-application submission)

Details of the pre-application advice received:

"I would have no objection in principle to the hall itself being used as a guest house/hotel subject to acceptable details of any proposed internal alterations which may be required."

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

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

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

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

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

7. Waste Storage and Collection

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

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

If Yes, please provide details:

Bins as provided by the Council

8. Neighbour and Community Consultation

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

If Yes, please provide details:

Informal comments have been made to neighbours as we have moved into the area on 15th Dec 2008. Immediate neighbour (those occupying the coach houses in nearest proximity) has expressed no concerns. In general as the Hall was formerly run as a B&B, no issues have been expressed.

Have also spoken with local pub who expressed an interest as it resulted in additional trade for them when previously run as a B&B.

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:
stone.

Description of *proposed* materials and finishes:
no changes proposed

Roof - description:

Description of *existing* materials and finishes:
clay and slate

Description of *proposed* materials and finishes:
no changes proposed

Windows - description:

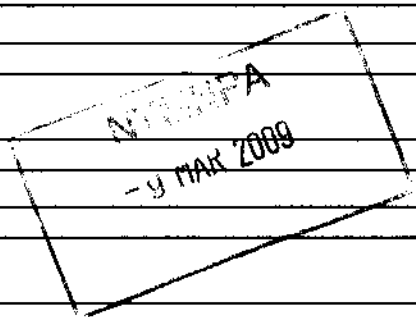
Description of *existing* materials and finishes:
lead framed

Description of *proposed* materials and finishes:
no changes proposed

Doors - description:

Description of *existing* materials and finishes:
various - predominantly wood

Description of *proposed* materials and finishes:
no changes proposed



10. Materials (continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

fences and stone walls

Description of *proposed* materials and finishes:

no changes proposed

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

main drive from Middlewood Lane leading to large car park area at front and back of house

Description of *proposed* materials and finishes:

no changes proposed

Lighting - add description

Description of *existing* materials and finishes:

security exterior lighting at front and back of house over car parks plus decorative sodium building lights

Description of *proposed* materials and finishes:

no changes proposed

Others - description:

Type of other material:

n/a

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

no changes proposed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

11. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	8	8	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

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

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 an appropriate 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

How will surface water be disposed of?

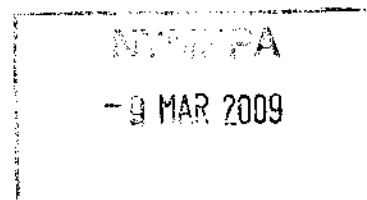
Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse



14. Biodiversity and Geological Conservation

Having referred to the guidance notes, 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:

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

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:

Residential home.

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

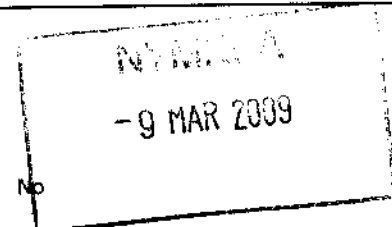
Land which is known to be contaminated? Yes No

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

Application advice

If you have said 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

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				9	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				9	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	<input type="text" value="9"/>
Total existing residential units	<input type="text" value="9"/>

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

29 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? m

What is the maximum projection of the advertisement from face of building (in metres)? m

What are the dimensions of the proposed advertisement? Height: x Width: x Depth: metres

What materials will the sign be made of?

What is the maximum height of any of the individual letters and symbols (in centimetres)? cm

The colour of text and background:

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally

Illuminance Levels: cd/m

Will the illumination be static or intermittent? Static Intermittent

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)

The agent The applicant Other person

31. Certificates

I certify myself/ the applicant was the owner (or tenant) of any part of the land or building to which this application relates.

Title:

Person role:

Declaration made

31. Certificates (Agricultural Holdings Certificate)

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

Agricultural Land Declaration - You Must Select Either A or B

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

(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:

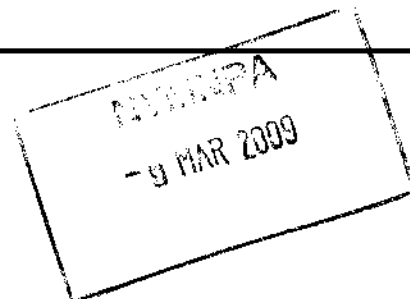
Title: First Name: Surname:

Person role: Declaration date: Declaration Made

32. Declaration

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

Date



20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	00.00	23.59	00.00	23.59	00.00	23.59	<input type="checkbox"/>

22. Site Area

What is the site area? sq.metres

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:

n/a

Is the proposal for a waste management development? Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. Description of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

A sign advising the name of the B&B, e.g. Thorpe Hall.

How many of the following type of advertisements are you applying for?

Fascia sign(s) Projecting or hanging sign(s) Hoarding(s) Other

26. Advertisement Display

Is the advertisement(s) you are applying for already in place? Yes No

If Yes, please provide details:

There is a sign on the gate post advising "Thorpe Hall" however, this may need to be updated to make more visible. Sign which was utilised by previous owners is attached in supporting documents.

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? Yes No Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

Photographs of current "signs" which are fixed to gates are attached as is a photo of the sign utilised by previous owners. Where this sign was displayed is not clear. Dimensions of three signs are as follows: "Thorpe" (fixed to gate) - Height = 10 in/25 cm; width= 22 in/56.5 cm "Thorpe Hall" (fixed to gate) - Height = 9 in/23 cm; width= 15 in/38 cm "Thorpe Hall B&B" (utilised by previous owners) - Height = 36 in/91 cm; width= 24 in/61 cm

Will the proposed advertisement(s) project over a footpath or other public highway? Yes No

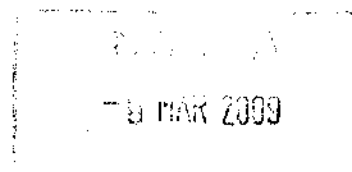
27. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From: To:

28. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? Yes No

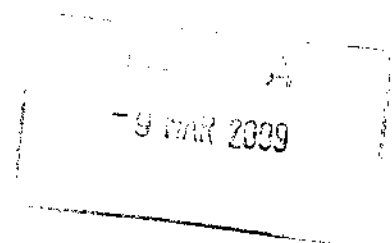


Design & Access Statement – Thorpe Hall

We intend to operate Thorpe Hall as a luxury B&B catering for couples, families and small groups wanting to enjoy the building and the location.

Currently, we do not intend to make any structural changes to the property as it has been ran as a B&B in the past and is well laid out to recommence this activity

Since the property is an old listed building it is not well suited to wheelchair access and disability requirements so this will not be an area of trade that we will pursue. Those with special requirements will need to make best use of the existing structure.



Thorpe Hall, Fylingthorpe

From: Gillian Kleine [redacted]
 Sent: 24 November 2008 16:12:23
 To: [redacted]
 Cc: [redacted]

NET 2009
 - 9 MAR 2009

Dear David,

Thank you for your enquiry regarding the above property, may I apologise for the delay in my response.

Dear David,

Thank you for your enquiry regarding the above property, may I apologise for the delay in my response.

I should begin by informing you that the property is Grade II* listed, and as such, English Heritage would need to be consulted on any application affecting the building.

I have looked at the application history for this building and my informal advice is that conversion of the coach house would be unlikely to gain officer support. The existing coach house was retained unconverted within the scheme when the other buildings were converted, in order to ensure that a proportionate amount of storage space was retained for the use of Thorpe Hall. As this is a substantial property which requires significant storage space, the conversion of the remaining unconverted coach house would almost certainly result in future applications to erect a structure, or structures, within the grounds for the purposes of storage. For this reason I would resist any proposals for conversion of this building.

I would have no objection in principle to the hall itself being used as a guest house/hotel subject to acceptable details of any proposed internal alterations which may be required.

Regarding the paddock, I would advise that use as a quad biking track or potentially stabling would be unlikely to receive officer support, however, this matter may be discussed further with your Area Planning Officer, Hilary Saunders.

If you feel it would be beneficial to arrange a site visit to discuss any possible alterations you would like to make I would be happy to meet you. Please feel free to contact myself, or Hilary Saunders, on 01499 770657 to arrange a suitable time.

Kind regards,

Gillian Kleine
 Building Conservation Officer