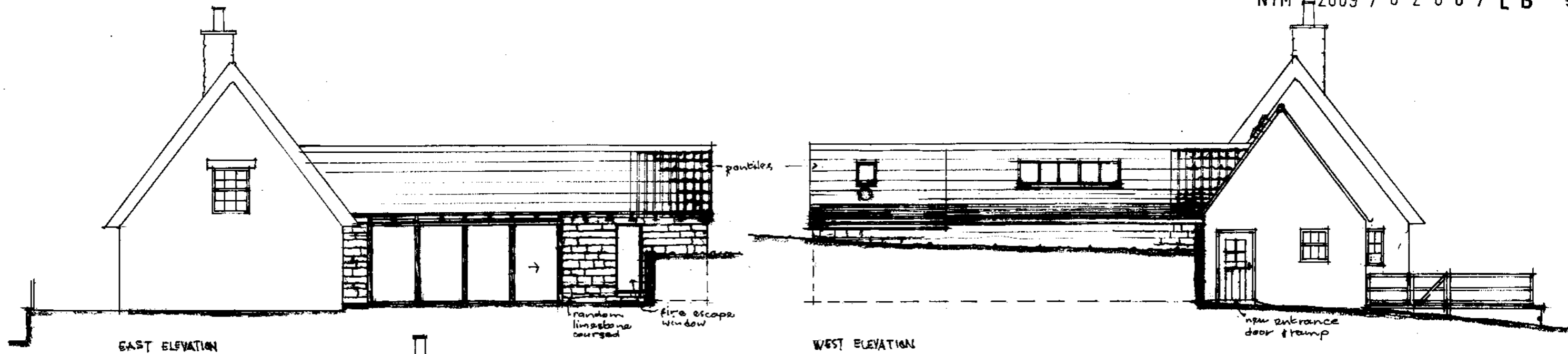
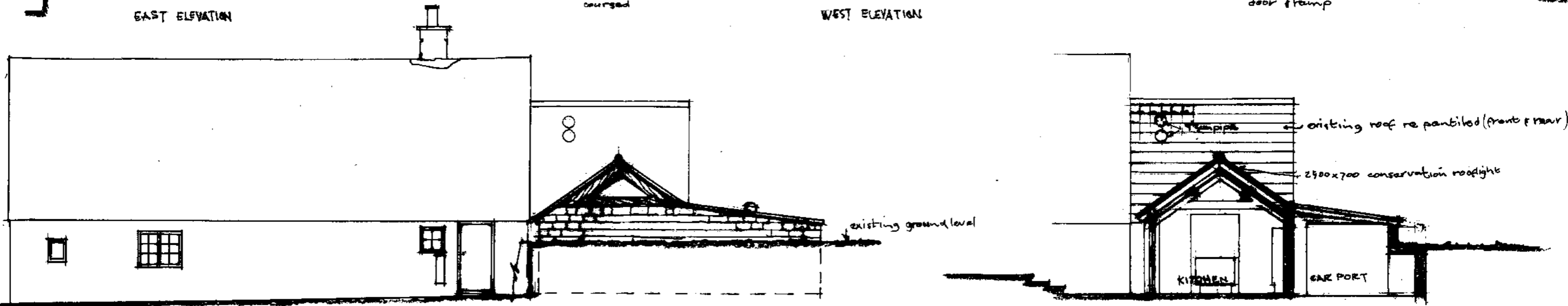


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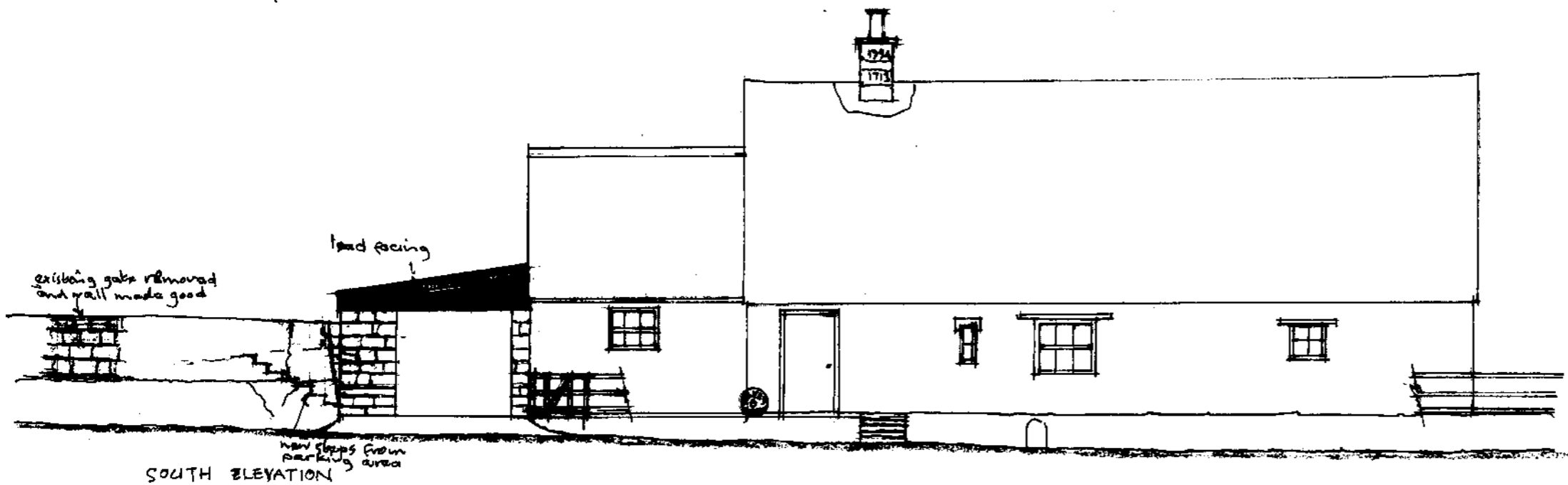
EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

SECTION A-A



SOUTH ELEVATION

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rubble
stone wall

existing potting shed
(concrete floor)

site
boundary

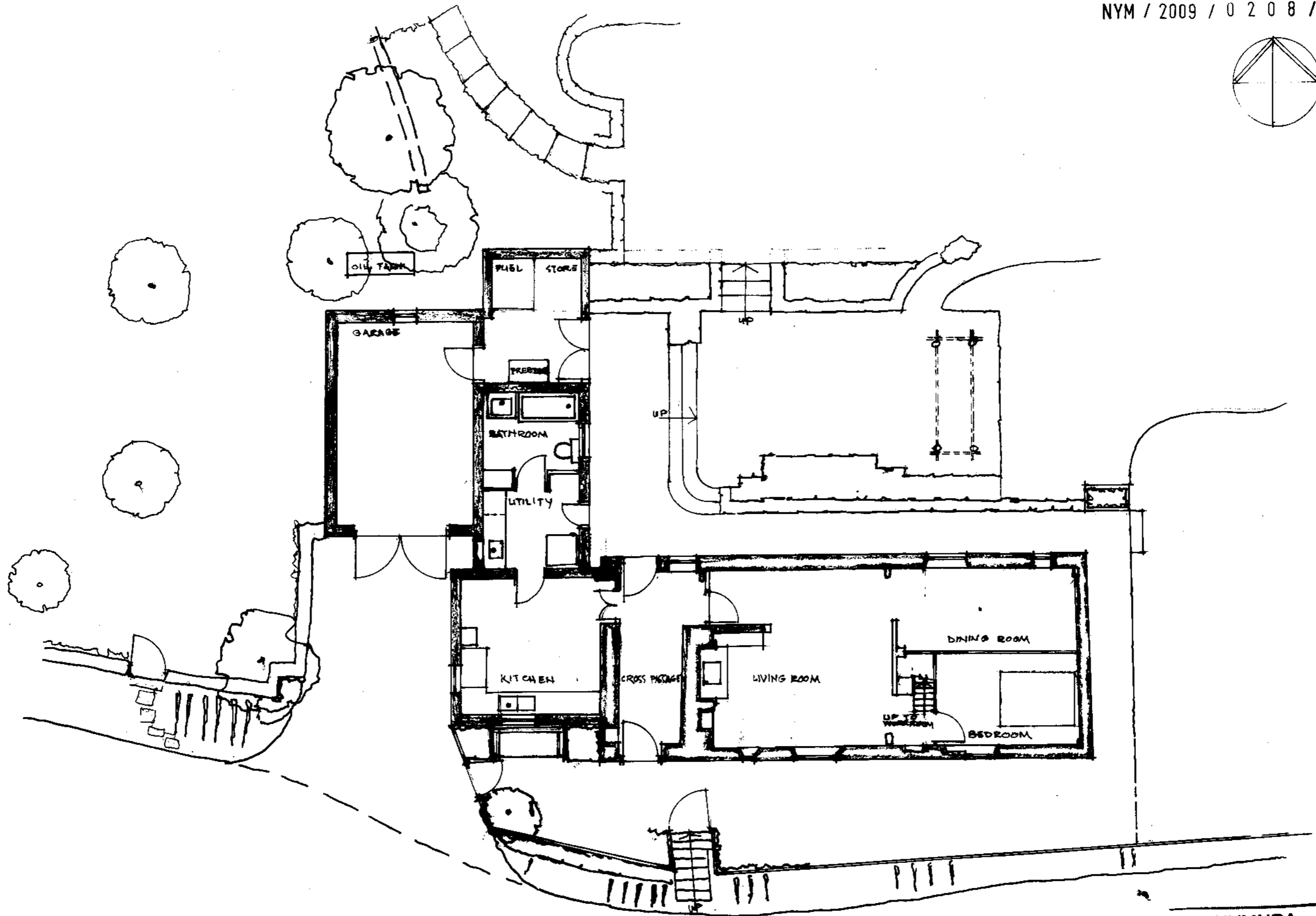
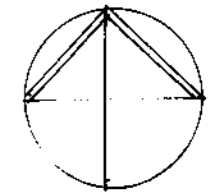
large part
excavated stone

route of sig
elec cable

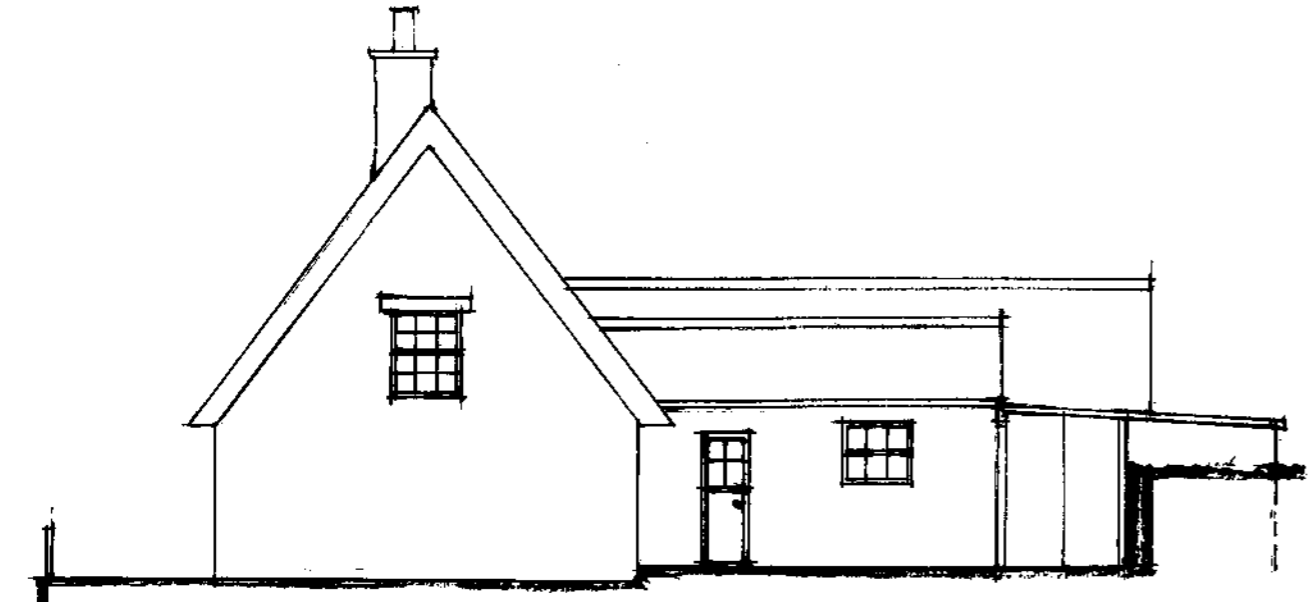
existing
stone
paving

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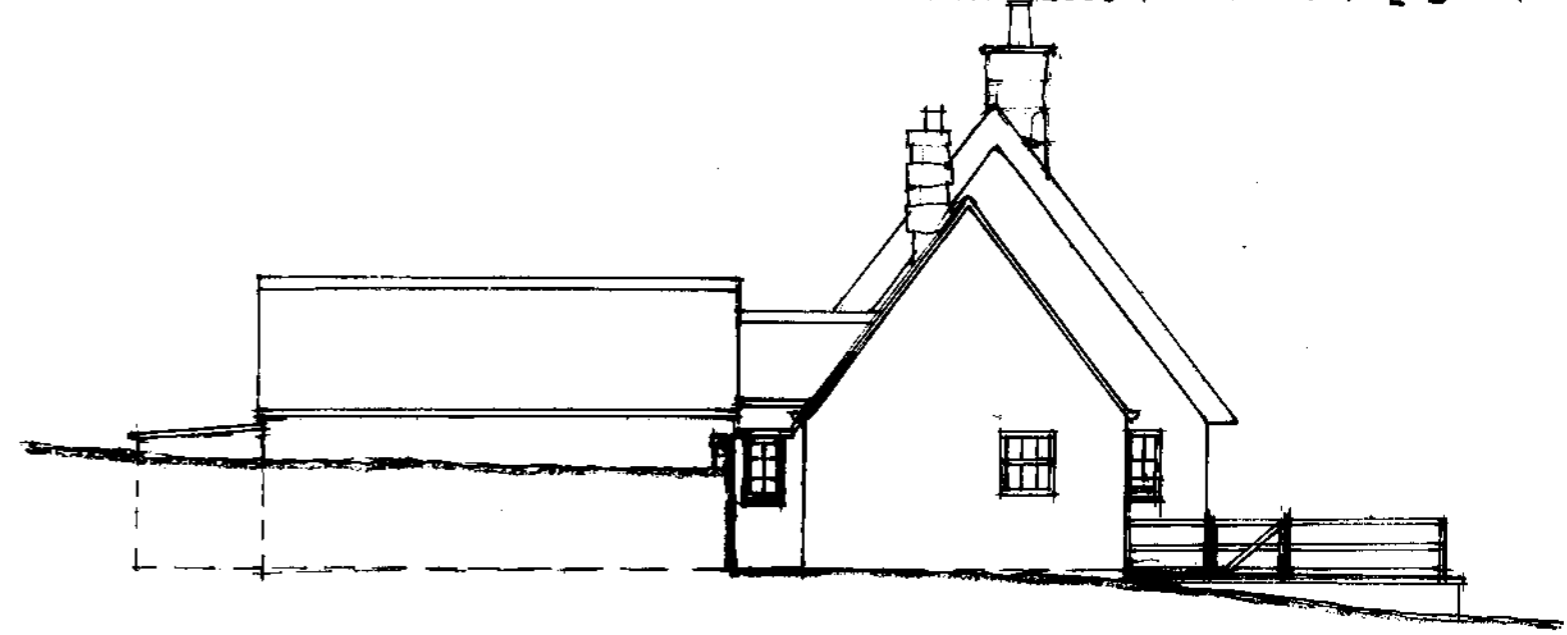
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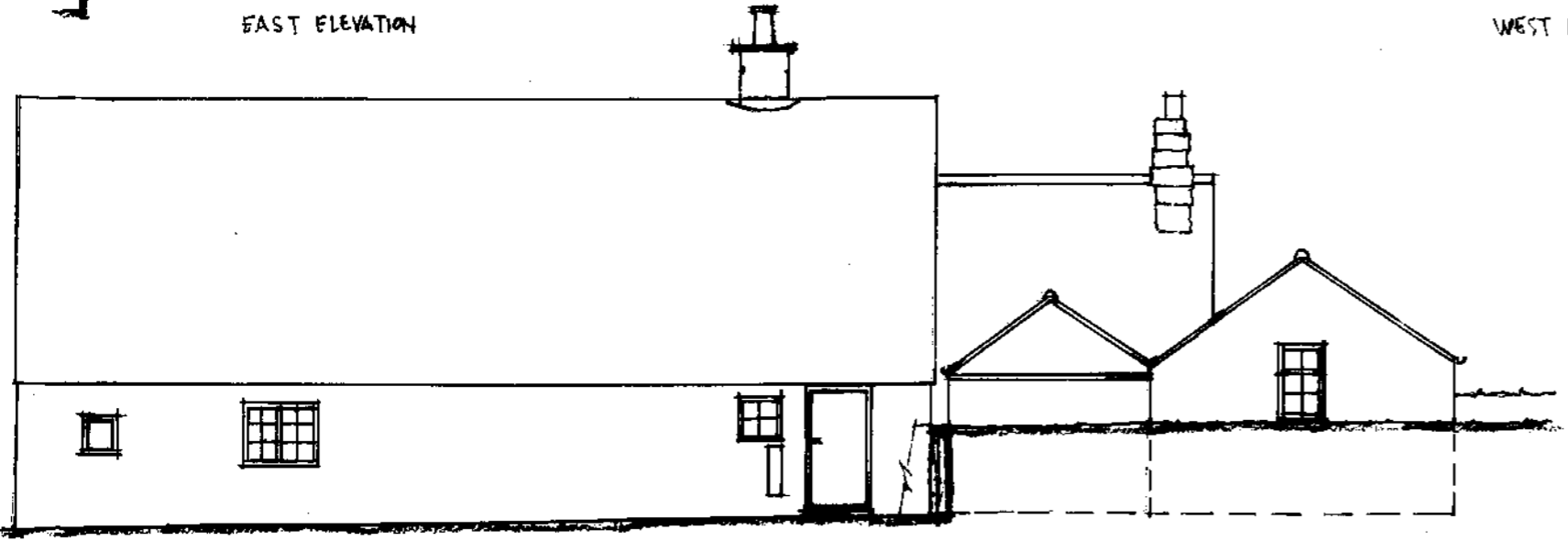
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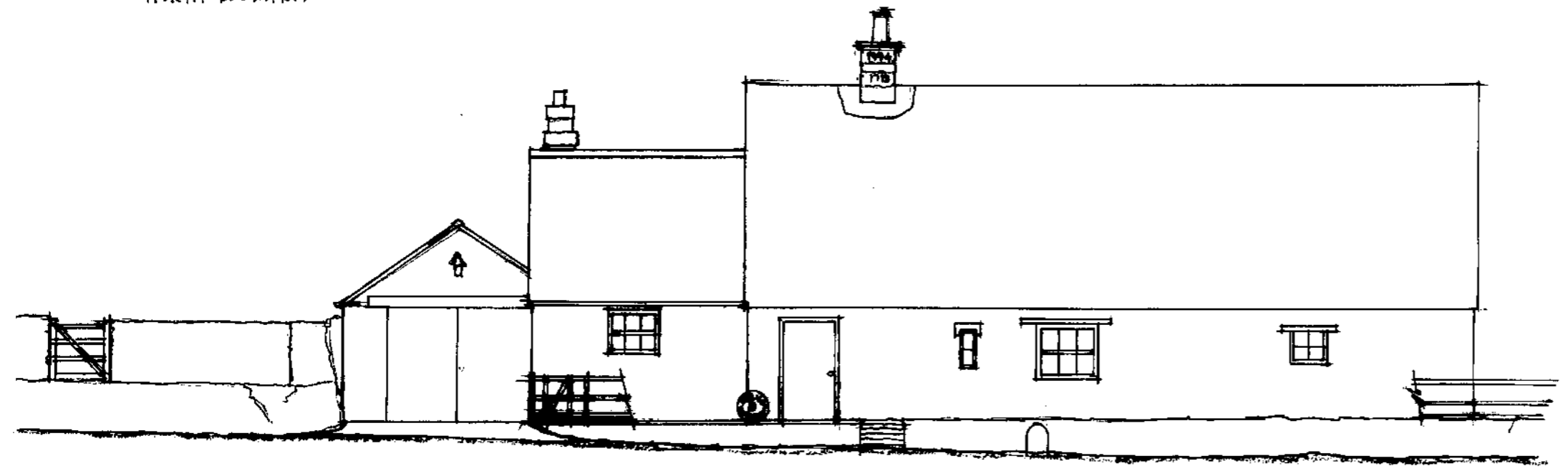
EAST ELEVATION



WEST ELEVATION

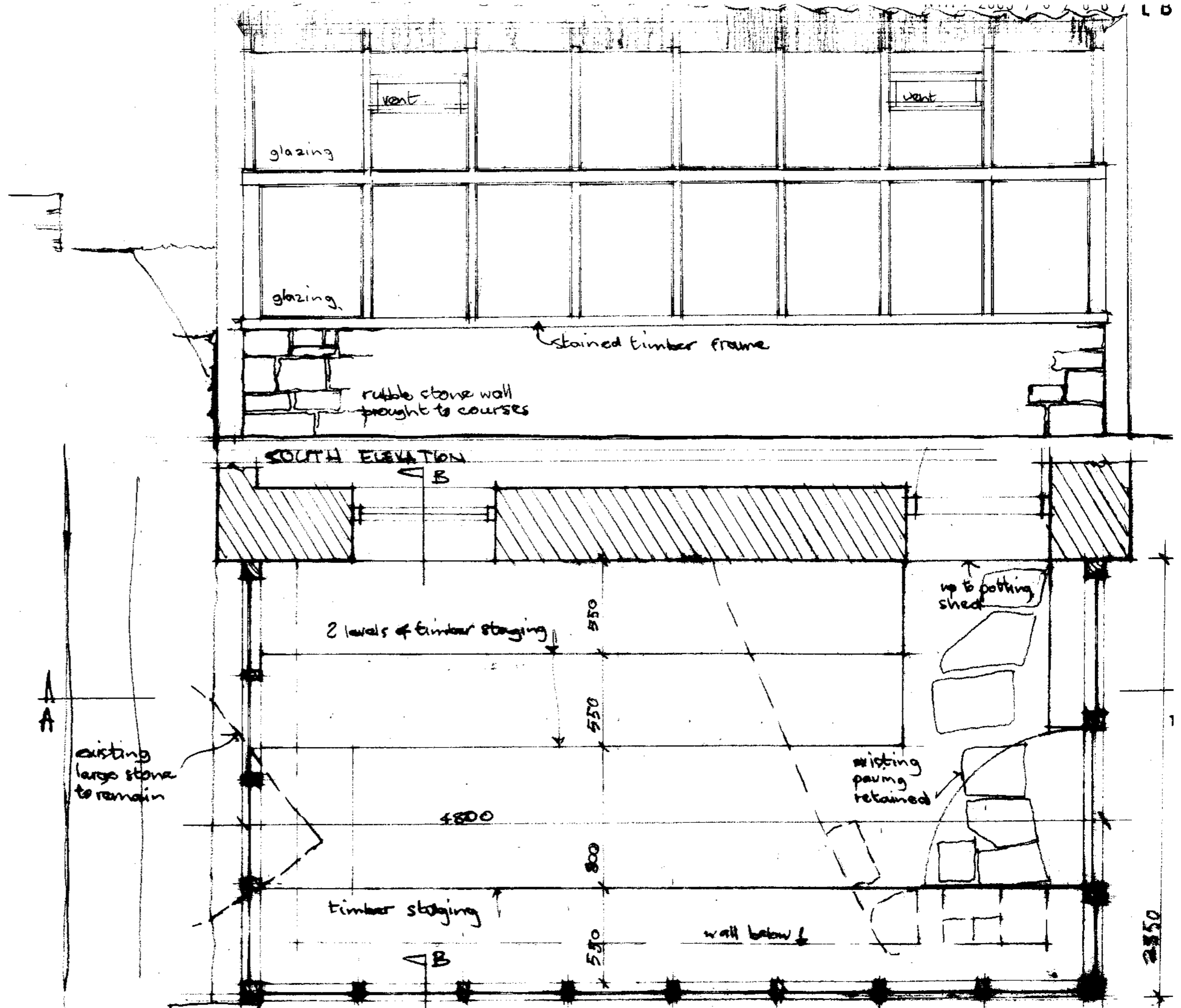


NORTH ELEVATION

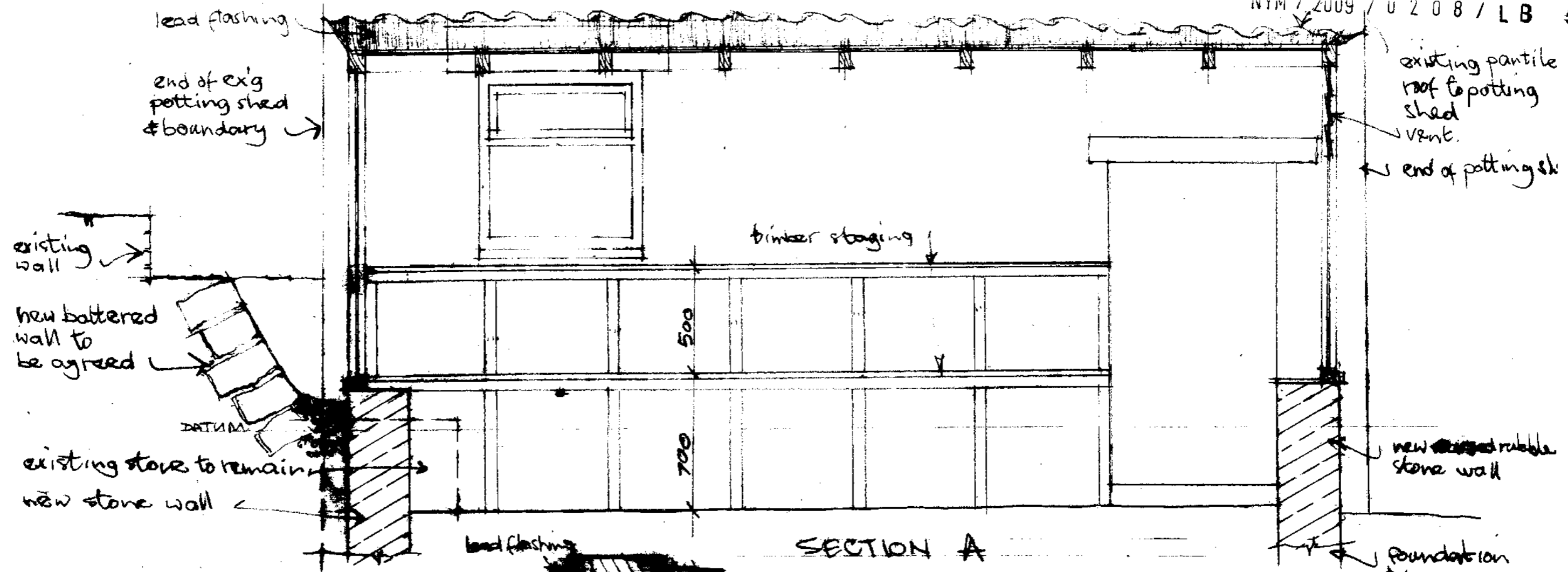


SOUTH ELEVATION

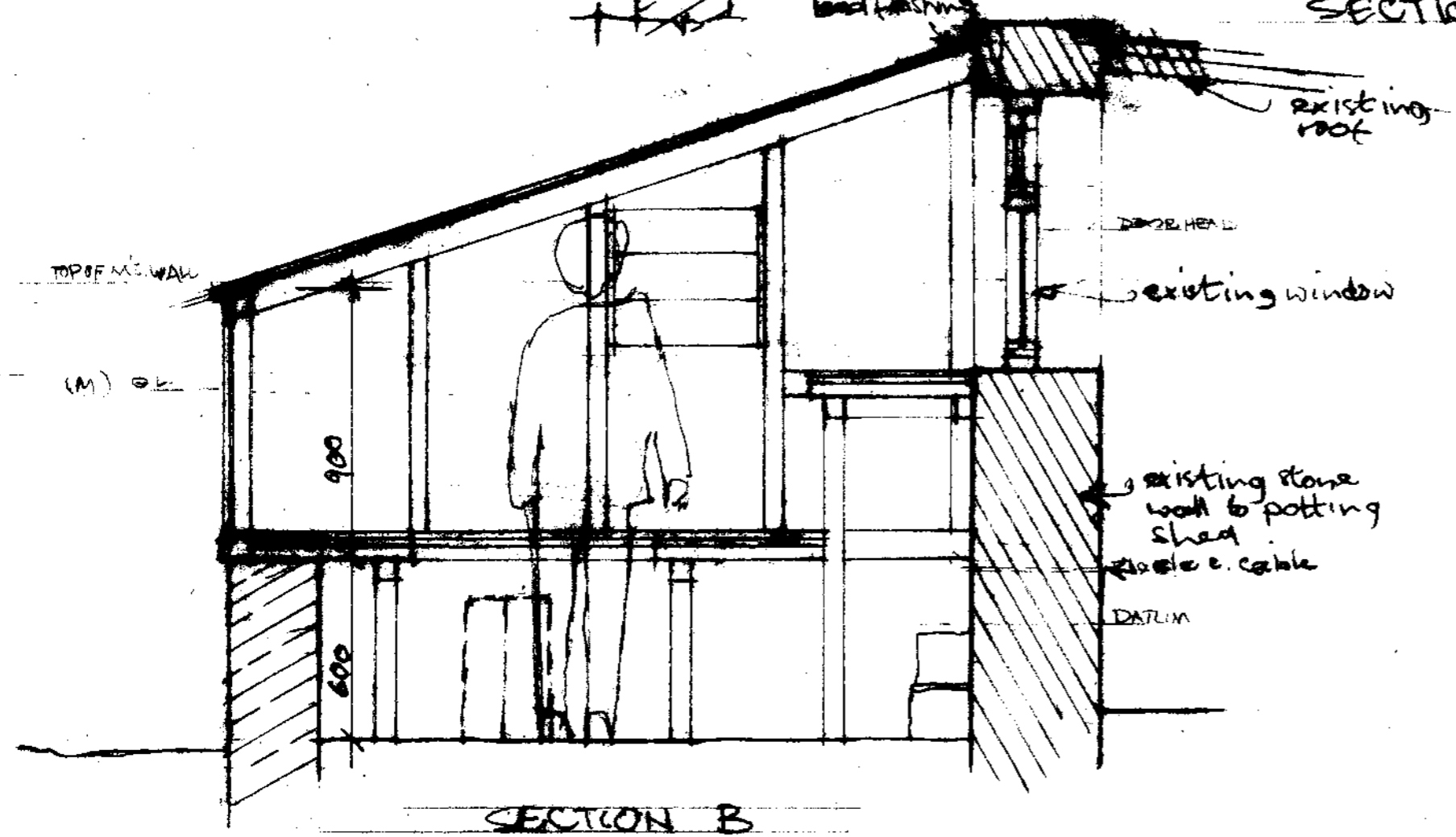
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DELVES COTTAGE ALTERATIONS - GREENHOUSE - PLAN & ELEVATION.

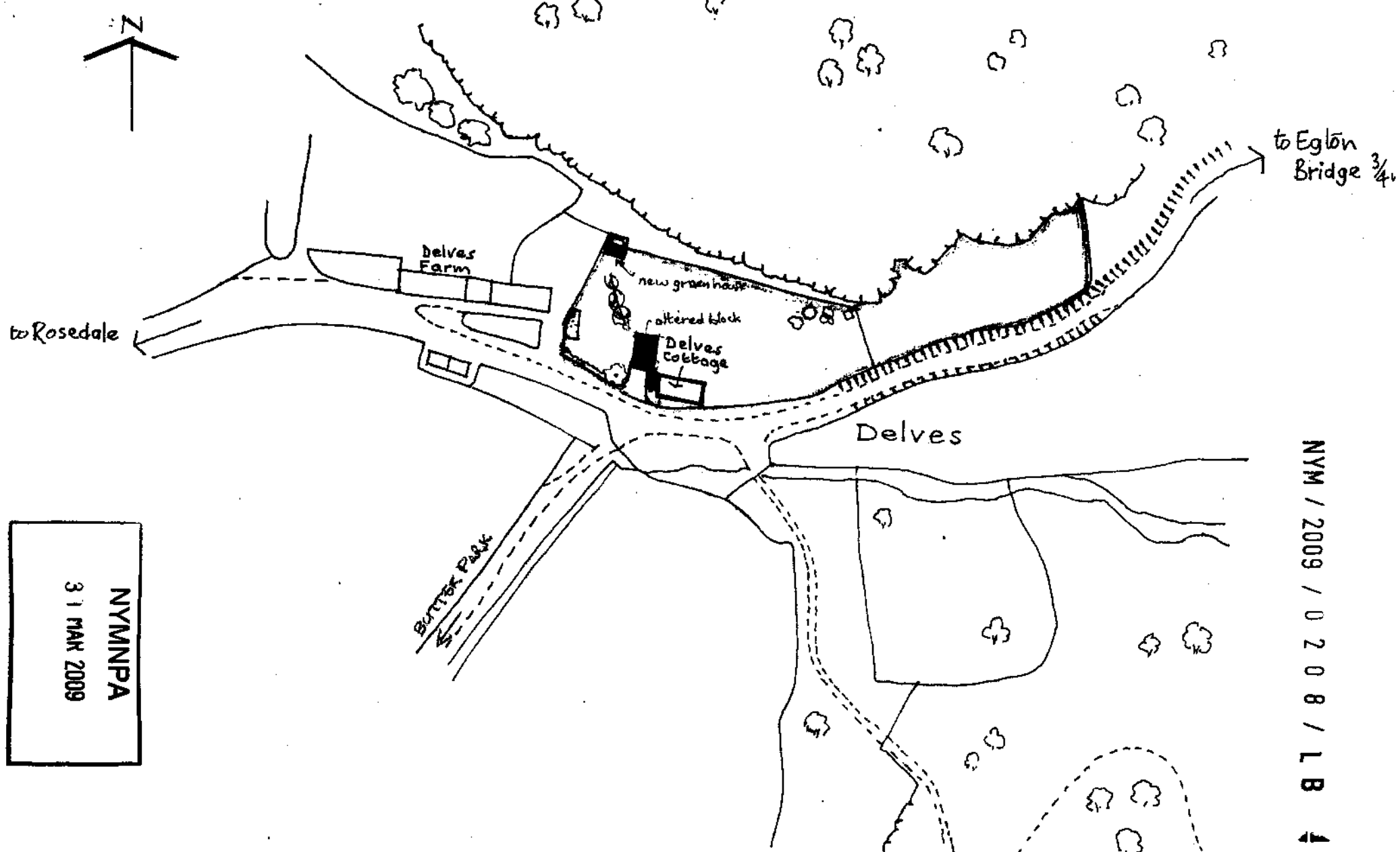


SECTION A



SECTION B

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NYM / 2009 / 0208 / LB 4

DELVES COTTAGE - EGLON GRANGE - WHITBY - LOCATION PLAN - SCALE 1:1250 - DRG. No. 1



Grid Ref NZ 79065 04557

09/0208

pt. 1

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent. Town and Country Planning Act 1990

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:

Country Code: National Number: Extension Number:

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 Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? 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:

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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:

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Title: Mrs

First name: Ailsa

Surname: Teasdale

Reference: AT ENQ 4728

Date: 11/12/2008

Details of the pre-application advice received:

"overall the changes are considered to be beneficial to the setting of the main thatched cottage"

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

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

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

Squared coursed stone in lime mortar to match existing, including some reused stone.
Clear glazing to garden elevation of new kitchen.

Roof covering- add description

Description of *existing* materials and finishes:

Existing kitchen pantiles

Description of *proposed* materials and finishes:

New wing and existing kitchen in William Blyth handmade Lincoln clay pantiles 267x 335mm.

Windows - add description

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

metal framed fire escape window to new bedroom, oak framed window wall to new kitchen.

External doors - add description

Description of *existing* materials and finishes:

painted softwood

Description of *proposed* materials and finishes:

Part glazed painted softwood door to hardstanding area .

Ceilings - add description

Description of *existing* materials and finishes:

Existing kitchen plasterboard

Description of *proposed* materials and finishes:

Plasterboard and plaster skim
Garage-plywood

Internal walls - add description

Description of *existing* materials and finishes:

stone, block plastered, painted panelling.

Description of *proposed* materials and finishes:

Timber stud partitions with plasterboard and skim, oak panelling,

Floors - add description

Description of *existing* materials and finishes:

existing kitchen-ceramic tiles

Description of *proposed* materials and finishes:

limestone paving

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8. Materials (continued)

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Internal doors - add description

Description of *existing* materials and finishes:

Painted ply or boarded

Description of *proposed* materials and finishes:

Solid core plywood painted

Rainwater goods - add description

Description of *existing* materials and finishes:

plastic

Description of *proposed* materials and finishes:

cast iron

Boundary treatments - add description

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

stone to match existing

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

concrete

Description of *proposed* materials and finishes:

concrete in car port
bonded gravel hardstanding

Lighting - add description

Description of *existing* materials and finishes:

bulkhead fittings externally

Description of *proposed* materials and finishes:

fittings to be confirmed

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

9. Demolition

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

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

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

A utility, bathroom and garage wing.
A chimney to kitchen stove.

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

The wing was built in several stages in 1970s-1980s, poorly designed and constructed.
Unsympathetic pantiles, rough rubble stone in cement mortar, plastic valley gutter impossible to maintain giving damp problems.

10. Listed building alterations

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

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

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If the answer to any of these questions is Yes, please provide plans, drawings and 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).

State references for these plan(s)/drawing(s):

Any stripped out finishes only apply to the non historic part of the bulding i.e. the 1970s-1980s kitchen, utility and bathroom.

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes

No **NYM / 2009 / 0 2 0 8 / L B 4**

12. Immunity from Listing

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

Yes No

13. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

14. 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:

Edward Freedman
Buildings Conservation Officer

15. 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

16. 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

17. Declaration

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

Date

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Design and Access Statement – Delves Cottage, Egton Grange YO22 5BB**Problems to be addressed:**

The cottage comprises approximately 137m² of accommodation including stores and garage with one bedroom.

1. The bedroom is at the opposite end of the house to the bathroom, a distance of 15 metres and entails walking through four room spaces.
2. The utility, bathroom and garage wing were successively built in the 1970s - 1980s and abut the slightly earlier kitchen (built on the site of the original byre). They form an agglomeration of poorly designed and badly constructed elements.
3. The bathroom wing is built of rough faced rubble jointed in cement mortar and abuts the garage. Both have double pitched pantiled roofs, sharing a valley gutter formed from the original plastic gutter of one of the buildings. This is impossible to maintain due to the closeness of the tiles overhanging the gutter. The tiles themselves are of an unsympathetic design, particularly the garage tiles which are grossly oversized.

Proposals:

1. In order to provide an additional bedroom with adjoining bathroom and to reduce the distance between the present bedroom and bathroom, it is proposed to demolish the unsatisfactory modern wing and construct a new wing approximately on the site of the existing with a small northerly extension.
2. The new wing would be constructed of squared coursed stone laid in lime mortar, with a pitched roof of hand made traditional pantiles. The garage roof would be reduced to a single low pitch via a lean-to construction form and the east wall of the new kitchen would be glazed to allow a visual connection with the garden, (The existing being totally divorced from the garden).
3. The existing kitchen area would be rearranged to provide a new bathroom and utility room. A new rear entrance from the car standing area would be created. The poorly built stone chimney stack would be removed.

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Impact

The proposed extension would enhance the historic and architectural character of the listed building in the following ways:

The new wing will be subservient to and respect the character and appearance of the existing thatched cottage by virtue of its modest height; visually permeable glazed east wall; high quality materials and build; and the fact that it is bounded to the west and north by high ground levels (being built into a rising hill side), which greatly reduces its visibility from both the south (roadside) and north (garden perspectives).

Whilst the proposal represents a modest increase of floor space of the existing footprint, this is offset by a reduction in the scale and impact of the existing garage, which is very prominent when viewed from the road and significantly higher than the adjacent domestic wing.

It should be noted that there is no impact on the historic fabric of the listed building whatsoever. The proposed extension is not directly attached to the listed building and no internal alterations are proposed to the historic building.

Access Statement

The proposed extension will greatly enhance access to the building. Level access will be provided via the new side door. The whole of the extension will have level floors throughout and all openings will exceed the minimum 900 mm width required by part "M" of the Building Regulations. The new bedroom and bathroom have been designed to be fully wheelchair accessible.

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