

# ELEVATIONS

NOTE . EXISTING TIMBERS MAHOAGANY STAINED WINDOWS TO BE REMOVED AND REPLACED WITH UPVC DOUBLE GLAZED MAHOAGANY WOOD GRAINED WINDOWS IN MATCHING DESIGN .

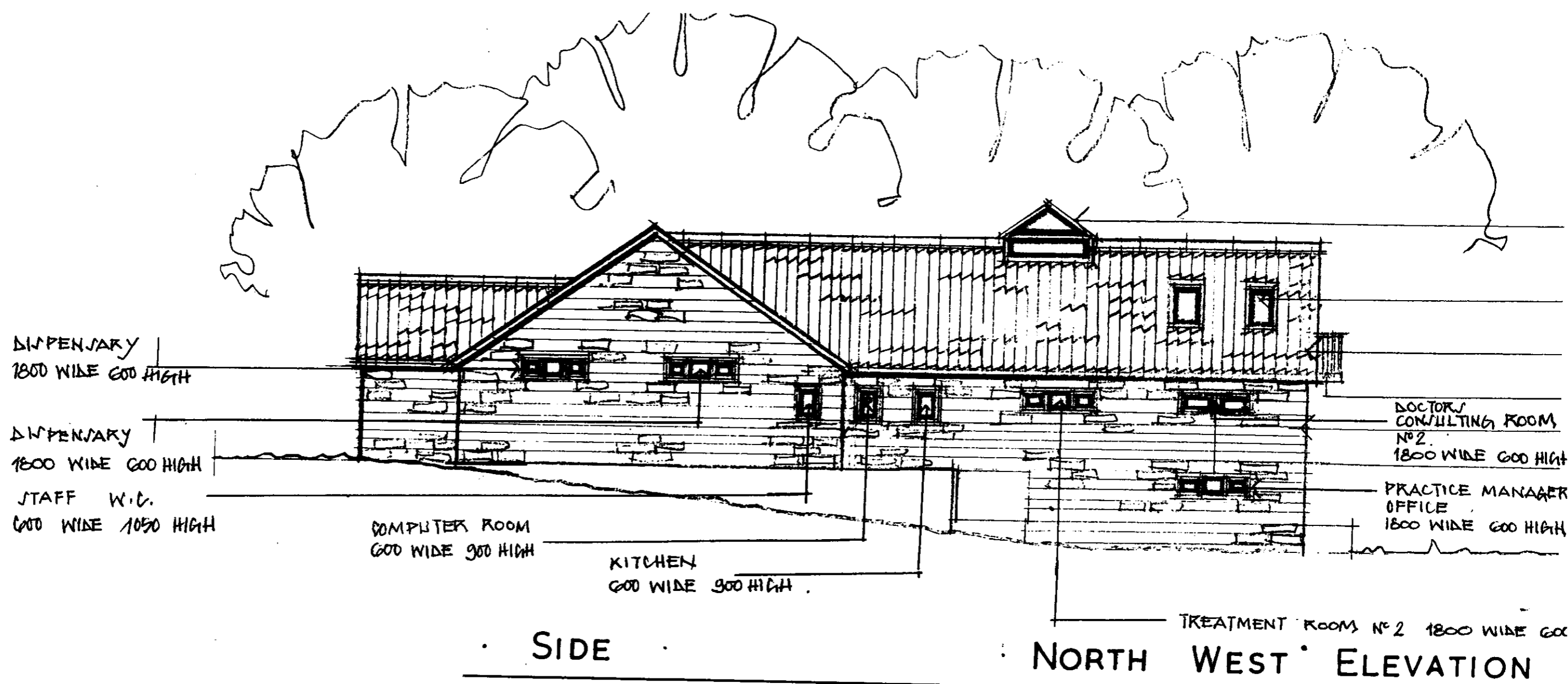
NYM/NPA  
- 4 NOV 2009

REPLACEMENT WINDOWS AT EGTON SURGERY.  
FOR DR. JULIAN FESTER AND DR. GILES HORNER.

PROJECT PROPOSED WORKS TO  
THE SURGERY, EGTON, WHITBY, YORKS.

SCALE . 1 : 100 .

DATE . 30.10.2009 . D.9778.03 .



ELEVATION FACING "HEATHLANDS"

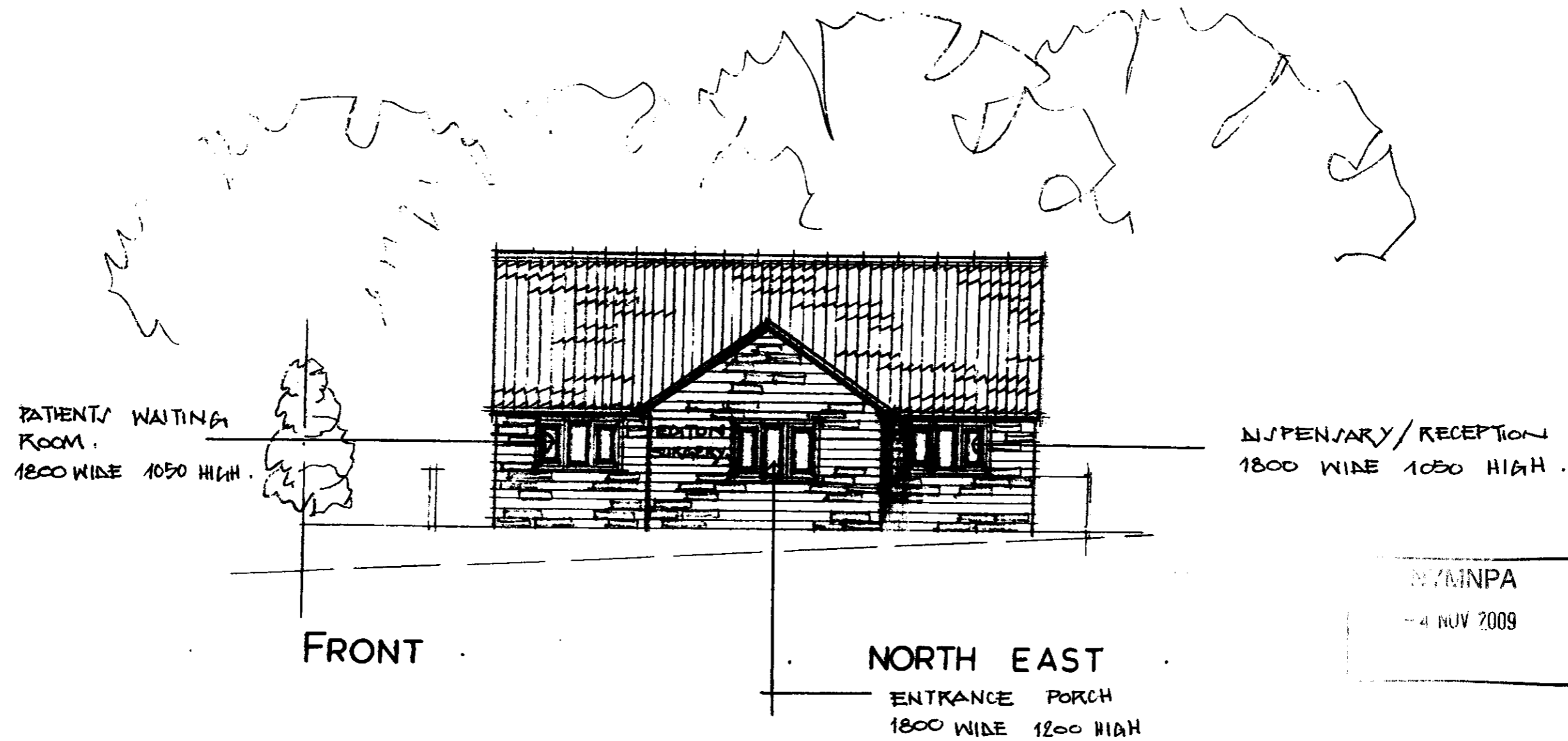
NOTE: EXISTING TIMBER MAHOAGANY STAINED WINDOWS TO BE REMOVED AND REPLACED WITH UPVC DOUBLE GLAZED MAHOAGANY WOOD GRAINED WINDOWS IN MATCHING DESIGN.

PROPOSED REPLACEMENT WINDOWS AT EATON SURGERY, EATON, WHITBY, YORKSHIRE FOR DRS. JULIAN FESTER & DR. GILES HORNER

NYMNPA  
- 4 NOV 2009

SCALE 1:100.

DATE. 30.10.2009. D9788.02.



NYM/NPA  
- 4 NOV 2009

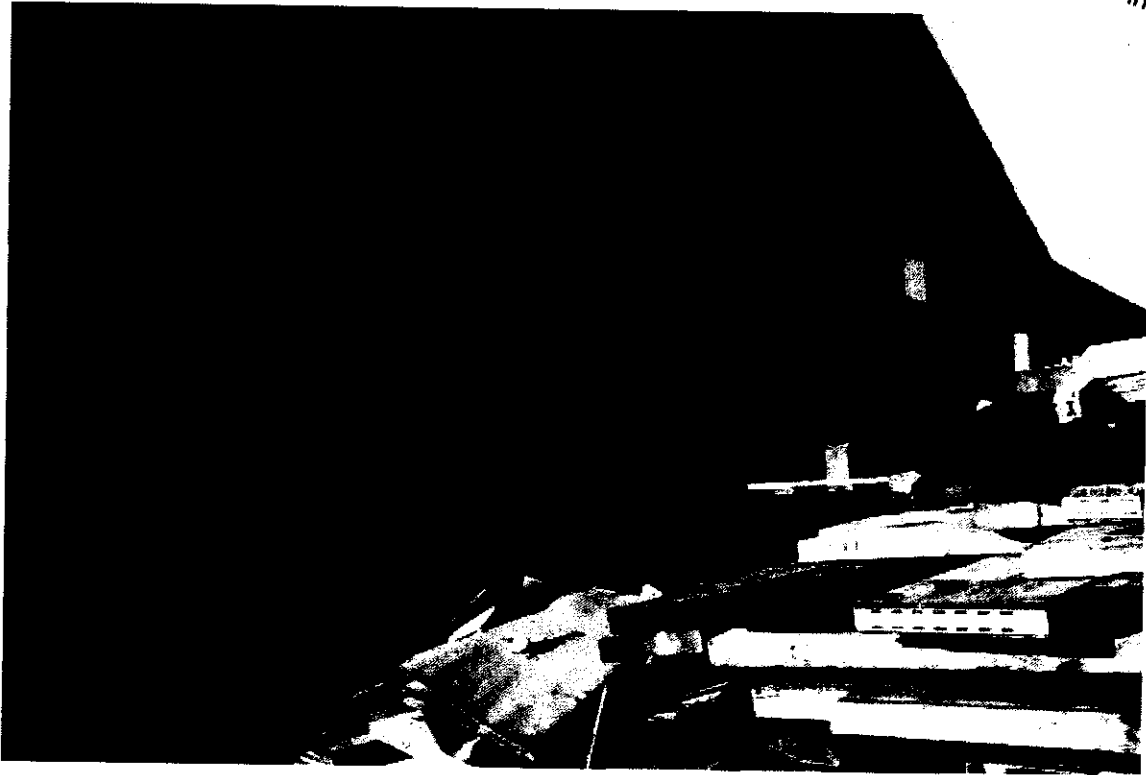
NOTE: EXISTING TIMBER MAHOGANY STAINED WINDOW TO BE REMOVED AND REPLACED WITH UPVC DOUBLE GLAZED MAHOGANY WOOD GRAINED WINDOWS IN MATCHING DESIGN.

PROPOSED REPLACEMENT WINDOWS AT EGTON SURGERY, EGTON, WHITBY, YORKSHIRE FOR DR. JULIAN FESTER & DR. GILES HORNER.

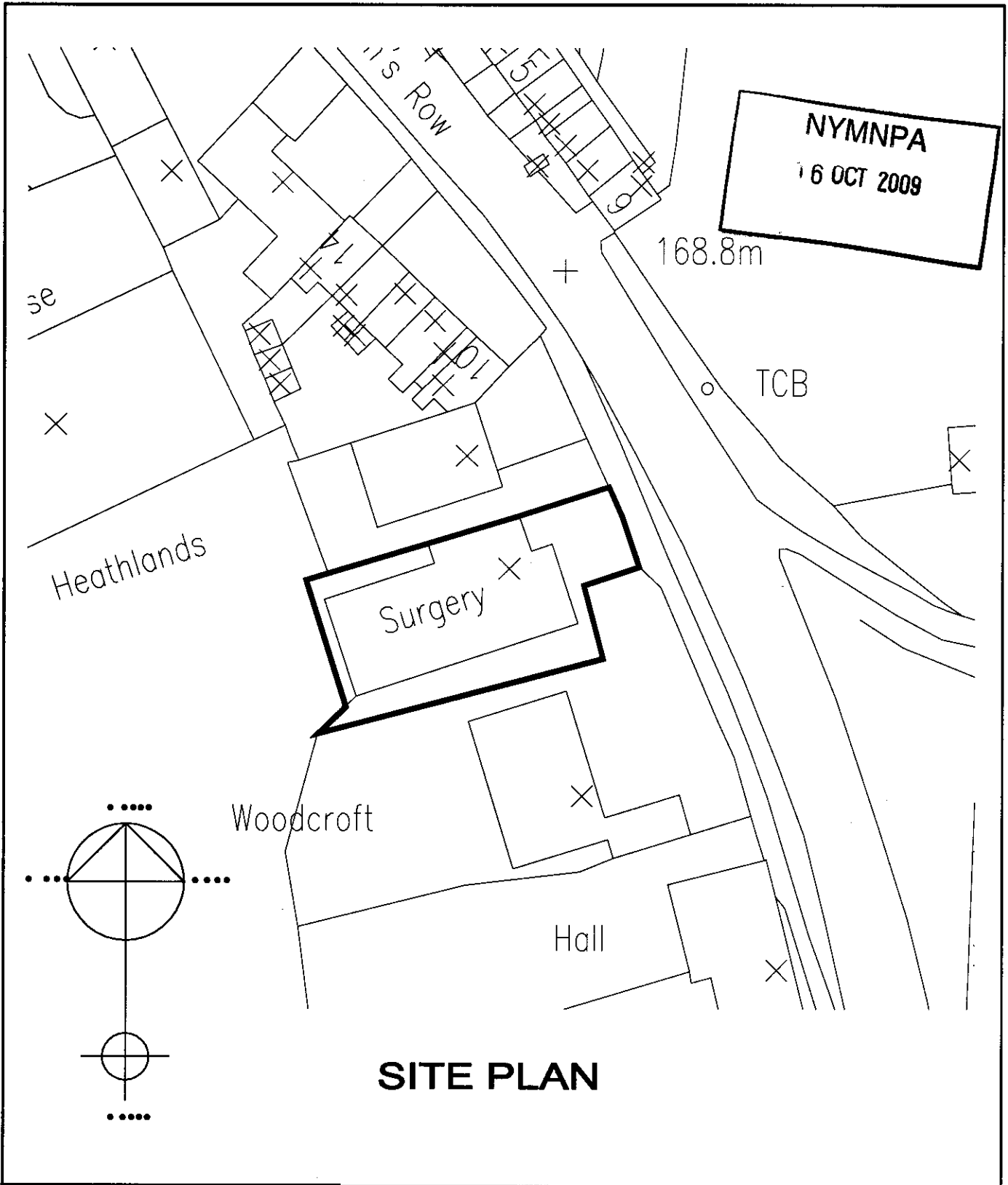
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DATE: 30.10.2009. D. 9758.01.

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16 OCT 2000

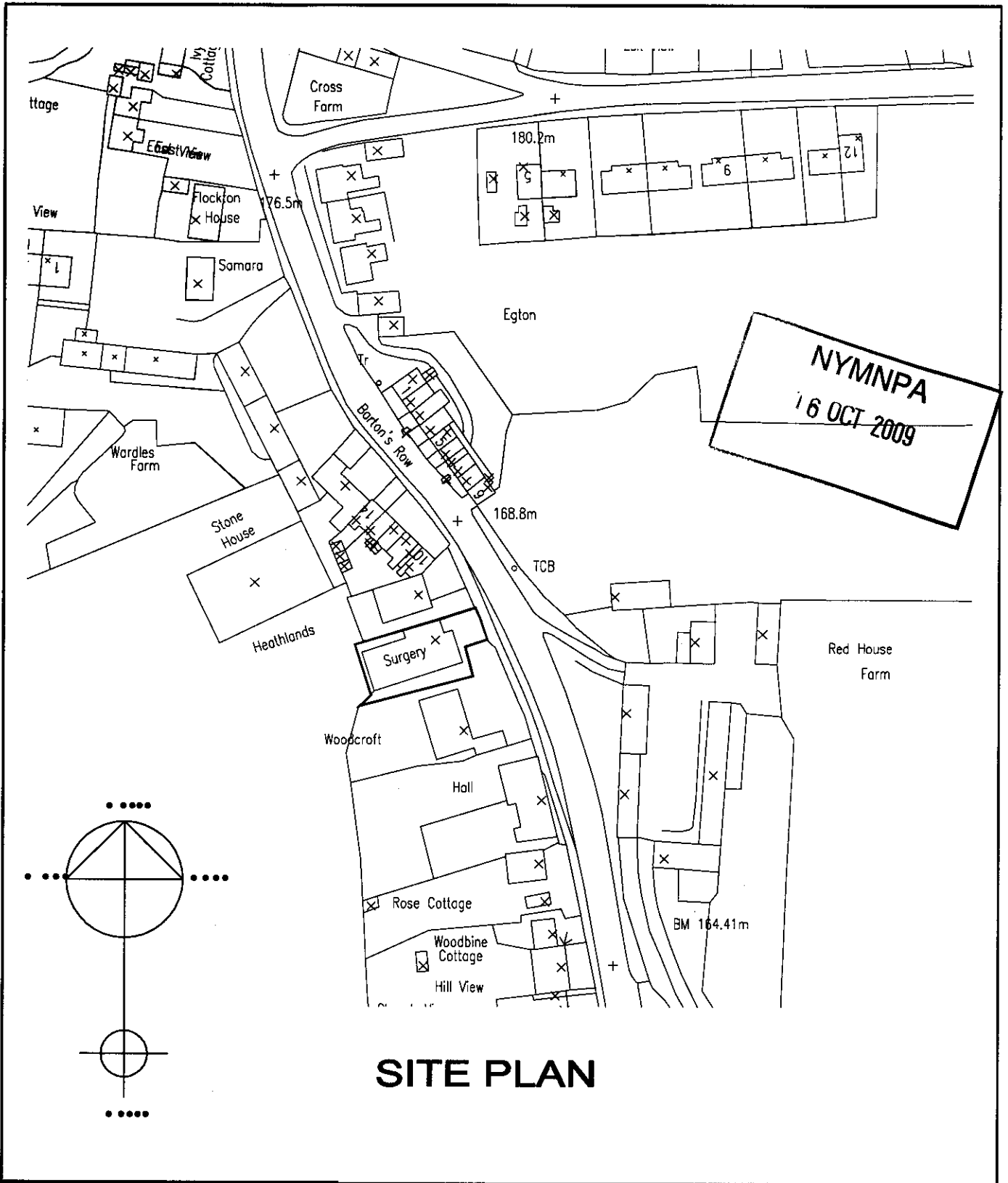


RIGHT SIDE ELEVATION



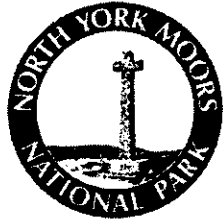
**SITE PLAN**

 Airy Hill Manor, Whitby, North Yorkshire, UK. YO21 1QB		CLIENT: <b>DR J. FESTER</b>		DRAWING TITLE: <b>SITE PLAN</b>	
		PROJECT: <b>REPLACEMENT WINDOWS AT EGTON SURGERY.</b>		A4	DRN: CE
A	16/10/09	CE	ISSUED FOR APPROVAL	TRH	
REV	DATE	BY	AMENDMENT	CHKD	APVD
				DRAWING NR: <b>D9758-02</b>	
				REV: <b>A</b>	
SCALE: 1:500@A4 ISSUE: PLANNING					



**SITE PLAN**

<p><b>b h d partnership</b> Airy Hill Manor, Wharfedale, North Yorkshire, UK. YO21 1QB.</p>			CLIENT: <b>DR J. FESTER</b>			DRAWING TITLE: <b>SITE PLAN</b>		
PROJECT: <b>REPLACEMENT WINDOWS AT EGTON SURGERY.</b>			A4    DRN:    CE    DATE: 16/10/09			SCALE: 1:1250@A4    ISSUE: PLANNING		
A	16/10/09	CE	ISSUED FOR APPROVAL	TRH	DRAWING NR: <b>D9758-01</b>			REV: <b>A</b>
REV	DATE	BY	AMENDMENT	CHKD	APVD			



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

09/705  
 p1

Application for Planning Permission and conservation  
 area consent for demolition in a conservation area.  
 Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**NYMNP**  
 16 OCT 2009

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:  County:  Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension 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**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:  County:  Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

Please provide a description of the proposal, including details of the proposed demolition:

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:

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

Easting:

Northing:

**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):

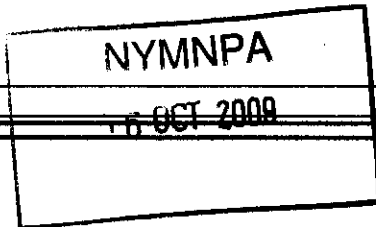
Officer name:

Title:  First name:  Surname:

Reference:

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

Details of the pre-application advice received:



**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

**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. Authority Employee/Member**

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

**10. Explanation for Proposed Demolition Work**

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



**11. Materials**

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

**Windows - description:**

Description of *existing* materials and finishes:

WOOD MAHOGANY STAIN

Description of *proposed* materials and finishes:

MAHOGANY WOOD GRAINED UPVC

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:

D9753-01A  
P9758-01  
D&AS 9758

**12. 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

**13. Foul Sewage**

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown

Septic tank  Cess pit

Other

N/A

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

**14. 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

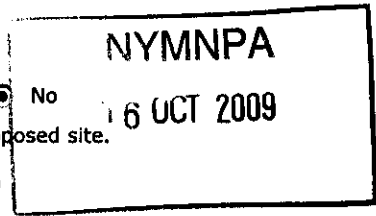
If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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



**15. Biodiversity and Geological Conservation**

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.

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:

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

**16. Existing Use**

NYM / 2009 / 0705 / FL

Please describe the current use of the site:

DOCTORS SURGERY

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  NoLand where contamination is suspected for all or part of the site?  Yes  NoA 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.

**17. Trees and Hedges**Are there trees or hedges on the proposed development site?  Yes  NoAnd/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'

**18. Trade Effluent**Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No**19. Residential Units**Does your proposal include the gain or loss of residential units?  Yes  No**20. All Types of Development: Non-residential Floorspace**Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No**21. 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

NYM NPA

16 OCT 2009

**22. 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	

**23. Site Area**

What is the site area?

234

sq.metres

**24. 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**25. Hazardous Substances**Is any hazardous waste involved in the proposal?  Yes  No

**26. 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

If Other has been selected, please provide:

Contact name:

Title:  First name:  Surname:

Telephone number:

Country code:  National number:  Extension number:

Email Address:

**27. Certificates**

**Certificate Of Ownership -**  
**Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 -**  
**Planning (Listed Buildings and Conservation Areas) Regulations 1990**

Title: Mr  First name: TIM Surname: HARRISON

Person role: Agent Declaration date: 16/10/2009  Declaration made

**27. 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: Mr  First Name: TIM Surname: HARRISON

Person role: Agent Declaration date: 16/10/2009  Declaration Made

**28. Declaration**

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

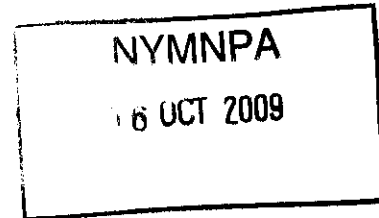
Date 16/10/2009

**NYMNPA**  
**16 OCT 2009**

No: 1

**A Williams**

**From:** Cheryl Ward [c.ward@northyorkmoors-npa.gov.uk]  
**Sent:** 30 September 2009 14:35  
**To:** A Williams  
**Subject:** Windows at Egton Surgery



Dear Ms Williams

Thank you for your e-mail enquiry in respect of the above; the photographs have been most useful in assessing the proposal.

I have checked the Authority's records and found that there was no requirement of the original permission (construction of the surgery) for the windows to be maintained with timber frames. The surgery is within the Conservation Area and as it's not a residential property would not benefit from permitted development rights and therefore whilst planning permission is required, it is my informal officer opinion that providing the appearance of the windows is kept the same then a replacement uPVC unit is likely to be acceptable. The building takes on a modern appearance and the windows are simple and non fussy at present and therefore I do not consider the character or form would come to any undue harm should the windows be replaced.

I trust the above to be of assistance, should you wish to discuss further then please do not hesitate to contact me.

I am sure you will appreciate that this is an expression of officer opinion only and is given without prejudice to any decision that the Authority may take in the future on receipt of a formal planning application.

Many thanks

Cheryl Ward  
Mrs Cheryl Ward  
Planning Officer  
North York Moors National Park  
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP



[www.moors.uk.net](http://www.moors.uk.net)

Normal working Mon - Thurs

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09/10/2009

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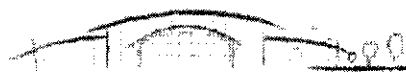
16 OCT 2009

**DESIGN AND ACCESS STATEMENT**

**PROPOSED REPLACEMENT WINDOWS  
THE EGTON SURGERY, EGTON, WHITBY,  
NORTH YORKSHIRE**

**FOR**

**DR. J. FESTER & DR. G. HORNER**



imaginative architecture + engineering design

**bhd**  
partnership

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

**Tel:**  
**Fax:**  
**Email:**

  
[www.bhdpartnership.com](http://www.bhdpartnership.com)

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16 OCT 2009

The Surgery is located in Egton Village set back from the main village street with a tarmac car park between the street and the front of The Surgery.

The original surgery was built in the 1980's as a modern single storey low pitched building facing the street which was two storeys high at the rear (facing the fields) where the ground slopes away.

This was extended at the rear in 2002/2003 and roof space converted to provide additional much needed space to accommodate the differing facilities provided by GP Surgeries in line with NHS policies.

The existing windows and external doors are all timber framed and stained in mahogany colour and whilst they incorporate a modest level of double glazing these do not meet current Building Regulation Standards.

In addition due to the extreme levels of exposure to westerly and south westerly winds and rain at the rear, The Surgery has been plagued with continual problems of water ingress during bad weather. The damage caused to plasterwork, decoration and the affect upon the efficiency and "smooth running" of The Surgery has led to the submission of this application.

The proposal is to replace the existing timber mahogany stained windows with high quality mahogany wood grained upvc windows in a matching style and appearance.

These will reflect the simple modest style of the existing windows as shown on the enclosed photographs.

The building is set well back from the highway with three windows facing the road to the front. The windows to the sides are not directly visible from neighbouring properties and those at the rear look out on to open farmland, the upper Esk Valley and Moors.

Therefore the proposed windows are not considered to pose any sort of detrimental impact upon other adjacent properties or the street scene.

Due to the rather modern appearance of the existing property and unfussy window design these proposals are also not considered to be detrimental to the appearance of the building itself.

A variety of properties are located in the area, a large proportion of which already have upvc windows including the Village Hall, local houses and cottages, as a result of providing as much weather protection as possible in this high moorland village.

The proposed use of local manufacturers and contractors to make and install the new windows will assist the local economy, reduce the carbon footprint and therefore go some way to providing a sustainable solution to the matter.

Therefore the application is considered to satisfy the following policies:

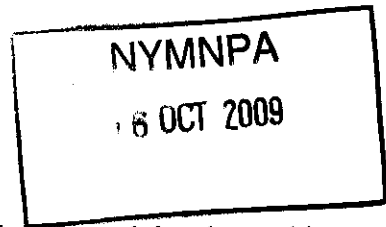
Core Strategy and Development Policies Chapter 9 – Promoting Healthy and Sustainable Communities.

To support the provision and retention of key community facilities and services through the area.

Core Policy G – Landscape, Design and Historic Assets.

Development Policy 3 – Design

Core Policy H – Rural Economy



Whilst the importance of the Conservation Area is recognized it is requested that due to this particular buildings more modern appearance, simple, unfussy window design and it being set back from the village street, that this application be considered for approval.



imaginative architecture + engineering design

**bhd**  
partnership

Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB

www.bhdpartnership.com

Miss W. Trousdale  
 Planning Administration Officer  
 North York Moors National Park Authority  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 YORK  
 YO62 5BP

TRH/LSD/L9758-01  
 3<sup>rd</sup> November 2009

Dear Miss Trousdale,

**Proposed New Windows – The Surgery, Egton, Whitby  
 for Dr. J. Fester and Dr. G. Horner**

Further to your letter dated 22<sup>nd</sup> October 2009 and received on 26<sup>th</sup> October 2009  
 Ref: NYM/2009/0705/NEW please find enclosed a copy of the elevational drawings at 1:100  
 scale as requested.

The window sizes are shown on each and these are the same for the existing and proposed  
 windows i.e. the masonry openings will remain as existing.

The existing timber framed mahogany stained windows are to be removed.

It is proposed to then install upvc double glazed mahogany wood grained windows in their  
 place.

The design of the proposed windows will match that of the existing windows.

We trust that this will be of assistance and allow the application to progress.

Yours sincerely,

2009/11/04  
 - 4 NOV 2009  
 AM

Tim Harrison



RICHARD BIRDSALL  
 Msc C.Eng MICE



TIM HARRISON  
 MRICS MCIAT MCIQB



Chartered Institute of  
 Architectural Technologists  
 NEIL DUFFIELD  
 MCIAT