



NYM / 2012 / 0540 / PL 1

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

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2012/0540

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

*resub within 12 months of refusal*

#### 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.

#### 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

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  (   )

Mobile number:

Fax number:

Email address:

*NYM 2012/0540  
26 JUL 2012*

#### 3. Description of Proposed Works

Please describe the proposed works:

The proposal is for the erection of a traditional outbuilding to function as a workshop and store. The workshop will enable the client to work on projects relating to his engineering and model engineering businesses at home. And it will also serve the house with storage to help with the upkeep of the house. The proposal will have a ground floor and a usable attic roof space (so as to be efficient with the use of space & resources). Set within the grounds of the grade II listed house 'Eskdale'. The Proposed building will be in keeping with the setting, not impinge from the vista of the house and made from common weathered materials so as not to distract from the character of the main house.

Has the work already been started without planning permission?  Yes  No

NYM / 2012 / 0 5 4 0 / F L

**4. Site Address Details**

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

House:  Suffix:

House No.:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

**5. 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

**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):

Officer name:

Title:  First name:  Surname:

Reference:

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

Details of the pre-application advice received:

Please read: Design and Access statement for discussion on this matter.

**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 proposed development?  Yes  No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

DRAWING: Existing and Proposed Site plans  
Trees: T8, T6, T5 within falling distance of proposed building.

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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

DRAWING: Existing and Proposed Site plans  
Trees will need to be removed: T7, S1.  
Trees may have to be removed although the proposal assumes they will not be: T6, T5

**8. Parking**

Will the proposed works affect existing car parking arrangements?  Yes  No

**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

NYM/NPA  
20 JUL 2012

## 10. Site Visit

NYM / 2012 / 0540 / FL 1

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

## 11. 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:

n/a

Description of *proposed* materials and finishes:

The buildings external walls will be coursed, old and previously weathered sandstone with a traditional lime mortar. The pointing style will be as advised. There will be an insulated cavity, floor and internal concrete block work walls. (Internal finish not yet decided)  
There will also be requirements for a retaining wall varying in heights up to two metres in height- due to the steep gradient of the site. It is proposed that the retaining wall also is faced in stone.

### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The structure of the roof comprises of an attic style timber trusses. There is likely to be a requirement for timber purlins and/or a possible steel ridge-purlin. The intention is to seek engineering advice on the final roof truss design.  
The primary roof covering will be reclaimed weathered 'Old-English' style pan tiles under-which there will be timber laths, breathable felt and as insulation between the rafters.  
Reclaimed and weathered copings will secure the sides of the roof with lead work and pointing where necessary. Along the ridge, crescent shaped sand stone ridge copings will finish the roof. There will also be two Velux roof windows facing to the garden side to provide light into the attic space and passive heat into the building.  
The guttering will be black 'cast-iron effect' plastic guttering or (actual cast iron guttering if cost-effective) will be connected to a soak-away in the north-east of the site near the hedge. Optionally water butts could collect the water for use in the garden.

### Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The ground floor will have one traditional wooden sash window on the south-eastern elevation (garden side) which along with any glazing in the main doors will provide sufficient daylight to the workshop.  
Two conservation-style Velux roof windows will provide daylight to the attic.  
A 'ladder' door which will be stained timber is proposed on the south-east elevation to allow ladders to be stored in the inside the attic truss.

### Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The door on the north-west elevation will be large timber double doors allowing workshop machines, lawnmowers, motor bikes etc in and out easily. The size of the opening is also sufficient size for a car where future owners might be able to use the workshop as a garage if access permission is received.

### Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The existing hedge (shown on the site plan) which currently runs along the south side of the proposed workshop will be allowed to grow taller thereby obscuring much of the building. By allowing the hedge to grow it will hopefully reduce the visual impact of the building which arguably could potentially detract from the character of the house itself.  
The existing stone wall that runs east-west on the north end of the site will not need to be altered at this time, although it provides a future opportunity for a vehicular access gate to the workshop. The ground alongside the 1.5-2 metre hedge where it runs alongside the proposed building may be exposed due to excavating by up to 1m and a small dry stone retaining wall will be built to deal with this.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Vehicle access is not required. Ground finishes around the out-building will be gravel matching the rest of the garden paths.

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The decision on the type of lighting has not yet been made but it will likely be ceiling rose bases or strip lights with eco bulbs.

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

Yes  No

NYM/ANPA  
26 JUL 2012

## 12. Certificates (Agricultural Land Declaration)

### Agricultural Land Declaration

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:  First Name:  Surname:   
Person role:  Declaration date:   Declaration Made

## 13. Declaration

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

Date

