



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

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Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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.

10 DEC 2013

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	Joanna	Surname:	Pedley
Company name:					
Street address:	Ocean View,	Telephone number:	Country Code	National Number	Extension Number
	Covet Hill				
	Robin Hoods Bay	Mobile number:			
Town/City:	Whitby	Fax number:			
County:	North Yorkshire	Email address:			
Country:	United Kingdom				
Postcode:	YO22 4SN				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Hazard
Company name:	Ian Hazard Architects				
Street address:	90 Albemarle Road	Telephone number:	Country Code	National Number	Extension Number
	Southbank				
		Mobile number:			
Town/City:	York	Fax number:			
County:	North Yorkshire	Email address:			
Country:					
Postcode:	YO23 1HB		ian@ianhazard.com		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Externally the proposals include repairing and repainting the existing facades, replacement of the existing windows, replacement of existing rooflights and provision of a new rooflight. Internally, the proposals include minor elements of remodelling including the provision of a new WC and Shower, the replacement of an existing stair and the replacement of modern internal joinery items. The proposals also include a proposed change of use in relation to an existing internal A1 use space, to a C3 use space.

Has the development or work(s) already started? Yes No

4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Ocean View		
Street address:	Covet Hill		
	Robin Hoods Bay		
Town/City:	Whitby		
County:	<input type="text"/>		
Postcode:	YO22 4SN		
Description of location or a grid reference (must be completed if postcode is not known):	<input type="text"/>		
Easting:	495299		
Northing:	504848		

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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:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

An extensive pre-application advice consultation was carried out with the Case Officer Jill Bastow and the Conservation Officer Beth Davies between the 23rd of September 2015 and the 25th of November 2015. Additional and revised information was issued to the authority on the 5th of November 2015 in response to concerns raised by the Conservation Officer, following the initial application. Comments generally in support of the revised proposals were then received from the Conservation Officer on the 25th of November 2015.

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. 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

9. Demolition

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

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

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):

Drawings: 15014-10-000 Existing Plans, Elevations & Sections Sheet 1, 15014-10-010 Existing Plans, Elevations & Sections Sheet 2, 15014-30-000 Proposed Plans, Elevations & Sections Sheet 1, 15014-30-010 Proposed Plans, Elevations & Sections Sheet 2

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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. 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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. 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:

Tyrolean render with paint finish

Description of proposed materials and finishes:

Tyrolean render with paint finish

Roof covering - add description

Description of existing materials and finishes:

Clay pantiles

Description of proposed materials and finishes:

Clay pantiles

Chimney - add description

Description of existing materials and finishes:

Exposed fair faced brickwork

Description of proposed materials and finishes:

Exposed fair faced brickwork

Windows - add description

Description of existing materials and finishes:

Dark stained hardwood framed, 4:10:4 double glazed sash windows with Low E glass and 29mm wide structural fret bars

Description of proposed materials and finishes:

Painted hardwood framed, 4:12:4 double glazed sash windows with Low E glass and 19mm wide applied fret bars

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Painted timber panelised doors

Description of *proposed* materials and finishes:

Painted timber panelised doors

Ceilings - add description

Description of *existing* materials and finishes:

Painted plasterboard and plaster skim ceilings, painted modern pine tongue and groove cladding

Description of *proposed* materials and finishes:

Painted plasterboard and plaster skim ceilings, painted modern pine tongue and groove cladding.

Internal walls - add description

Description of *existing* materials and finishes:

Lath and plaster stud partition walls with paint finish, lath and plaster partition walls with modern pine cladding finish, plaster skimmed sandstone walls, plaster skimmed modern blockwork partition walls.

Description of *proposed* materials and finishes:

Lath and plaster stud partition walls with paint finish, exposed sandstone walls, timber stud partitions with plasterboard, plaster skim and paint finish and new fixed glazing incorporated into existing lath and plaster partition walls.

Floors - add description

Description of *existing* materials and finishes:

Floor tiles, carpet, vinyl, timber flooring

Description of *proposed* materials and finishes:

Floor tiles, carpet, vinyl, timber flooring

Internal doors - add description

Description of *existing* materials and finishes:

Generally modern pine panel doors with applied stain finish, two softwood untreated panel doors at first floor level

Description of *proposed* materials and finishes:

Painted softwood & painted or oiled/waxed hardwood

Rainwater goods - add description

Description of *existing* materials and finishes:

Modern PVC guttering and downpipes

Description of *proposed* materials and finishes:

New cast iron guttering and downpipes

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Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

Drawings: 15014-10-000, 15014-10-010, 15014-30-000, 15014-30-010

15. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing below ground foul drainage at Lower Ground floor to be re-used, refer to drawing 15014-30-000, new connection to existing mains sewer proposed for foul drainage from new First Floor WC and shower, refer to drawing 15014-30-000.

16. 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 Mains sewer Pond/lake
 Soakaway Existing watercourse

17. 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

18. Existing Use

Please describe the current use of the site:

C3 residential and A1 retail

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Last use of site May 2015 for C3 residential and A1 retail. Currently vacant but frequently visited, pending commencement and completion of renovation works.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

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19. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	12.5	12.5	0.0	-12.5
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light Industrial	0.0	0.0	0.0	0.0
B2 General Industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential Institutions	0.0	0.0	0.0	0.0
D1 Non-residential Institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	137.0	0.0	12.5	12.5
Total	149.5	12.5	12.5	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. 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

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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	

25. Site Area

What is the site area?

60.00

sq.metres

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. Site V

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

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

09/12/2015

10 DEC 2015

10 DEC 2015