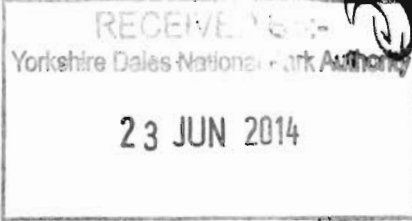


Planning Service
Yorkshire Dales National Park Authority
Yoredale
Bainbridge, Leyburn
North Yorkshire DL8 3EL



YORKSHIRE DALES
National Park Authority

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

R/67/1G/LB

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

REMOVE PLASTER BOARD WALLS AND INTERNAL ALTERATIONS

REINSTATEMENT OF ORIGINAL FIRE PLACE

3. Description of Proposed Work (continued)

Has the work already started without consent? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: **TOWN FOOT FARM**

Address 1: **CARLTON**

Address 2:

Address 3:

Town: **LEIBURN**

County: **N-YORKS**

Postcode (optional): **DL8 4BA**

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

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: **MICHELLE CLOWES**

Reference: **EMAIL**

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

Details of pre-application advice received?

TO REMOVE PLASTER OFF AGREED SECTION OF FIREPLACE FOR INVESTIGATION PURPOSES.

7. Neighbour and Community Consultation

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

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

(a) a member of staff Yes No

(b) an elected member Yes No

(c) related to a member of staff Yes No

(d) related to an elected member Yes No

If Yes, please provide details of the name, relationship and role

MARRIED TO NICOLA DINSDALE - ENFORCEMENT OFFICER

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			<input type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input type="checkbox"/>	<input type="checkbox"/>
Chimney			<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input type="checkbox"/>	<input type="checkbox"/>
External doors			<input type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	MODERN STUD WALLS	REMOVE AND REINSTATE ORIGINAL LAYOUT	<input type="checkbox"/>	<input type="checkbox"/>
Floors			<input type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)	MODERN 1970'S FIREPLACE	EXPOSE ORIGINAL INGLENOCK FIREPLACE, RENEWING STONE IF REQUIRED, BUT RE-USING STONES	<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

Yes

No

AS FAR AS POSSIBLE

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

SEE SCHEDULE OF WORKS AND HERITAGE STATEMENT

10. Demolition

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

If Yes, 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

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

[Empty box for description]

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

[Empty box for justification]

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I

Ecclesiastical Grade I

Grade II*

Ecclesiastical Grade II*

Grade II

Ecclesiastical Grade II

Don't know

11. Listed Building Alterations

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

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? Yes No

b) Works to the exterior of the building? Yes No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

d) 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, 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):

PLEASE SEE:
PLANS
SCHEDULE OF WORKS AND
HERITAGE STATEMENT

13. Immunity From Listing

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

Yes

No

Don't know

If Yes, please provide the result of the application:

[Empty box for application result]

Listed Building Appraisal/Heritage statement & Design and Access Statement.

Town Foot Farm, Carlton, Leyburn, N.Yks DL8 4BA (SE 0684-0784)

Overview:

Town Foot Farm house is a grade II listed building, built around the late 17th – early 18th Century. It is of rubble construction with an artificial stone roof, refurbishment was done in early fifties as fire damaged previous two story annex, and one rear ofshut was removed. Double-chamfered mullion windows remain on the house front. Other points of historical interest include stone staircase with period hand turned banisters, stone shelving in cellar (now inaccessible) and main chamfered beams (although most floor boarding are of relatively modern construction). Early maps shown building to be a chapel of ease (St Thomas' chapel on the first edition OS map dated 1851) and we would expect this earlier building to be incorporated within later development, but arguably remains in an ofshut.

The two main areas of intended works would be the re-establishment of the central inglenook fireplace, and removal of two stud walls on the second floor creating a larger single bathroom and master bedroom.

From a heritage view point that the removal of 'modern' stud walls will restore the layout of the second floor to a more historical format, and remove nothing that is deemed as original. The re-establishment of the central inglenook should be more sympathetic and closer to the historical ethics of the building, and much more in keeping that the existing fireplace. It is obvious that originally the house was a baffle entry house, with the main door way been to the south. Thus as you entered you were faced with the 'baffle' or 'heck' which is the side of the fireplace (a very old arrangement). Pre notification has been received from Michelle Clowes to investigate what lies beneath the modern plaster to establish the works/methods needed to complete this application. Photo 1 shows the fireplace as is now.

Fireplace.

Proposal:

To remove the existing fireplace and cement plaster and to re-establish the inglenook fireplace that remains beneath (plan 1). The removal of modern plaster has shown two large headstones joined with a cut backed / damaged keystone (photo 2), and original side jams appear to have been used to narrow the width of the flu. As much as possible these historical stones will be reused when re-instating the fireplace.

Reason:

The existing fireplace is deemed not to be in fitting with the historical significance of the property, the re-establishment of the fireplace will form the central feature of the room

23 JUN 2014

and house, along with the chamfered beams this will create a more historically based theme of the house. It is the intention to fit a log burning stove which will more efficiently heat the room and chimney and reduce reliance on the oil central heating system.

Method:

The existing fireplace will be removed and stone (especially flagstone) will be stored or used. The builder will then prop and stabilize the chimney breast, the key stone (photo 2) will be removed and hopefully turned and replaced to maintain the carving at the bottom of the keystone. The jambs will be replaced in the original position. A broken lintel (photo 3 – sourced from local ruin) will be used to form the keystone if required and or feet for jambs. The fireback will be made good using traditional methods, and log burning stove will be fitted. A flue liner will be fitted to allow fire to burn efficiently and to minimize work on existing flue. The facial fireplace will be sandblasted to create original texture and allow keystone and jamb feet to be more in keeping with the rest of the fireplace. Every effort will be made to use existing stone to try and recreate the fireplace as it was originally.

Heritage

It is considered that the works will re-establish the historical basis of the property and will enhance the historical value of the property. Existing stones will be used to create a fireplace that is much more in keeping with the historical nature of the house, and the work done would be of considerable interest and would add to the knowledge of the building heritage of Carlton in Coverdale.

BATHROOM

Proposal

To remove the existing stud/partition wall and create a singular bathroom with shower unit, bath etc. The water cylinder will be removed and fitted behind false wall on north side of bath room. A small area of existing raised floor will be removed to allow a landing doorway which is both safer and practical; any floorboards removed will be utilized to repair any existing.

Reason

To create a functioning, up to date bath room to serve the needs of a family unit.

Method

The plumber will remove existing bathroom suite. The stud wall will be removed and any holes made good. The water cylinder will be moved behind existing false wall, and shower unit placed in its position (only position with sufficient head room). New suite will replace old units with toilet remaining in same position to reduce need to alter stack etc, with free standing bath using water and drainage from existing sink. A small area of the false floor will be removed to form doorway onto landing, any removed floorboards will be used to make good existing floor.

Heritage

The main fabric of the house will remain untouched, with only modern stud wall removed and made good. It will in fact return room layout to what it was originally. It is therefore considered to have no detrimental effect to the heritage of the building.

MIDDLE BEDROOM

Proposal

To remove stud dividing wall, and recreate larger master bedroom. To block 2nd doorway and remove pipe work boxing.

Method

The Stud wall and boxing will be removed, holes filled and painted. Doorway within other stud wall will be blocked and made good.

Reason

To create a single master bedroom more fitting with the historic fabric of the building.

Heritage

It is considered that this proposal would have no detrimental effect on the heritage of the building, in fact it would bring the second floor plan more in line with what it was originally.

CONCLUSION

The proposed works will in many ways recreate the original structure of the property and allow it to act as a functioning family dwelling. From a heritage viewpoint the works would significantly enhance the interior layout of the property especially in the respect of reestablishing the central fireplace. No external or major structural works are envisaged with this application.