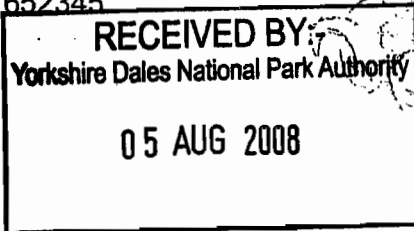


Planning Service
Yorkshire Dales National Park Authority
Yoredale
Bainbridge, Leyburn
North Yorkshire DL8 3EL



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

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

R156/141R/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):

DEMOLITION OF REDUNDANT SINGLE STOREY OUTBUILDINGS IN THE REAR YARD OF COCKETTS HOTEL. - THE REAR OF THE LISTED BUILDING, THE HOTEL, IS ALL CONSTRUCTED IN RECENT DEVELOPMENTS AND ALTERED INTERNALLY. THE MARKET PLACE FRONTAGE IS NOTEWORTHY IN RESPECT OF ITS CURRENT LISTING.

Description of Proposed Work (continued)

Has the work already been completed without consent? Yes No

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

(This 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):

(This 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: **COCKETTS HOTEL YARD**

Address 1: **MARKET PLACE**

Address 2:

Address 3:

Town: **HAWES**

County: **NORTH YORKSHIRE**

Postcode (optional): **DL8 3ED**

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
CONSTRUCTION OF SINGLE 3 BEDROOM DWELLING IN COCKETTS HOTEL YARD	

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: **MR RICHARD GRAHAM.**

Reference:

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

Details of pre-application advice received? **DEMOLITION IS ACCEPTABLE.**

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. 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:

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	sandstone		<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	sandstone		<input type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
External doors	timber		<input type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

Yes

No

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

Photographs A+B + site plan.

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?

Total demolition of the listed building: Yes No

Demolition of a building within the curtilage of the listed building: Yes No

Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

What is the total volume of the listed building?(cubic metres) **100 m³**

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

What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission) **not known.**

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

redundant outbuildings in Cocketts Hotel yard.

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

to create car parking and satisfactory environment for proposed new dwelling

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 II

Grade II Ecclesiastical Grade II*

Grade II* Don't know

Ecclesiastical Grade I

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):

Blank area for providing plans, drawings, photographs, etc.

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:

Blank area for providing the result of the application.

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

04 08 2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

4. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

the steps taken were:

notice of the application has been published in the following newspaper circulating in the area where the land is situated:

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

5. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

3 copies of other plans and drawings or information necessary to describe the subject of the application:

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

6. Declaration

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

Signed - Applicant:

Date (DD/MM/YYYY):

04.08.2008 (date cannot be pre-application)

7. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

When the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DESIGN AND ACCESS STATEMENT TO
ACCOMPANY APPLICATIONS FOR OUTLINE AND
FULL PLANNING PERMISSION AND LISTED
BUILDING CONSENT



YORKSHIRE DALES
National Park Authority

PROPOSED : 'COCKETTS COTTAGE', MARKET PLACE, HAWES

Before completing this form please read our "Design and Access Statement Guidance Note for Applicants".

These explain that this form is primarily intended for use with more complex non-householder developments. Design and Access Statements for simple developments, including most householder and agricultural proposals, can be submitted in paragraph form.

Please contact the planning officer for your area if you are in any doubt about what is needed.

RECEIVED BY:-
Yorkshire Dales National Park Authority

05 AUG 2008

1. APPRAISING THE CONTEXT

Not relevant for applications for listed building consent where not accompanied by an application for planning permission.

- (i) Summarise your assessment of the site's immediate and wider context in terms of physical, social and economic characteristics, and relevant planning policies.

The site is located within the Planning Development Boundary of Hawes, in an underutilised yard area which is brought into beneficial use.

- (ii) Summarise the extent of involvement of both community members and professionals which has been undertaken or planned. Indicate how the findings of any consultation have been taken into account and how this has affected the proposal.

Various alternative developments have been considered. Mr Richard Graham has advised regarding the scheme and his proposals have been incorporated.

- (iii) Identify opportunities and constraints in the formulation of design and access principles for the development which have come to light through the evaluation of the information collected on the site's immediate and wider context.

The opportunity has arisen to complete in a satisfactory way the recent developments which have been undertaken comprising a bungalow to the north, external to the development boundary and the intensive development to the east in Crown Yard.

- (iv) Show how the assessment, involvement and evaluation information collected has influenced (or will influence, in the case of outline applications) the detailed design of the development, rather than used retrospectively to justify a pre-determined design.

The detailed design is site specific. Responding to the existing structure which it will compliment and complete.

- (v) Explain how the understanding of the context has been considered in relation to the proposed use(s) of the development. Explain what those uses are, their distributions across the sites, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the sites

The context of the site is within other dwellings. Recently constructed to the North, East + South. To the west the street development is aged.

- (vi) Explain how understanding of the context has been considered in relation to the physical characteristics of the proposal, that is the amount, layout, scale, landscaping and appearance of the site (this may be expanded upon in responses in sections 2, 3, 4, 5 and 6 below)

The single dwelling affords the opportunity to complete earlier piecemeal developments and exceptional planning permissions.

2. AMOUNT OF DEVELOPMENT

Not relevant to applications for listed building consent when not accompanied by an application for planning permission

The amount of development is how much is proposed. This cannot be reserved in an outline application.

- (i) If the development includes the creation of residential units, state the number of units

ONE.

- (ii) For all other developments state the proposed floor space for each proposed use;

use floor space

use floor space

use floor space

- (iii) Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained.

Single 3 bedroom dwelling - 1500 sq'
viz 138m² including single garage.

3. LAYOUT

The layout is the way in which buildings, routes and open spaces, both private and public are placed and orientated in relation to each other and buildings and spaces surrounding the development. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission, and its layout is reserved, provide information on the approximate location of the buildings, routes and open spaces proposed, and explain and justify the principles behind the choice of development zones and blocks or building plots proposed, and explain how these principles, including the need for appropriate access, will inform the detailed layout. The use of illustrative diagrams is encouraged.

N/A.

- (ii) If the application is for full planning permission, or outline planning permission where layout has not been reserved, or for "reserved matters", explain and justify the proposed layout in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will create safe, vibrant and successful places. An indication should also be given of factors important to accessibility of the site for users, such as travel distances and gradients, and the orientation of blocks and units in relation to any site topography to afford optimum accessibility.

The site is effectively level, and the proposed single dwelling located to compliment existing structures of which it forms a part.

- (iii) For all applications for planning permission, demonstrate how crime prevention measures have been considered in the design of the proposal, and how the design reflects the attributes of safe, sustainable places set out in "Safer Places - The Planning System and Crime Prevention (ODPM/Home Office, 2003)"

All windows to be provided with window locks and four level mortice locks to external doors.

- (iv) For applications for listed building consent explain how the layout has taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:

- (a) the historic and special architectural importance of the building

- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building's setting

N/A.

4. SCALE

The scale of a development is the height, width and length of the building or buildings in relation to its surroundings. It can be reserved at the outline stage

- (i) If the application is for outline planning permission, and if scale is reserved, indicate parameters for the upper and lower limits of the height, width and length of each building proposed, to establish a three dimensional building envelope within which the detailed design of the building will be constructed. Explain and justify the principles behind these parameters and explain how these will inform the final scale of the building.

N/A.

- (ii) If the application is for full planning permission, or for outline planning permission where scale has not been reserved, or for "reserved matters", explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline. Explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to human scale

The single dwelling is on 3 levels and comprises inter-related complimentary structures, all domestic in form and lesser than adjacent structures.

- (iii) For applications for listed building consent explain how the scale has taken account of paragraph 3.5 of PPG 15 (Planning and the Historic Environment) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building
 - (c) the building's setting

N/A.

5. LANDSCAPING

Not relevant to applications for listed building consent not accompanied by an application for planning permission.

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and area in which it is situated through hard and soft landscaping measures. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and landscaping is reserved, explain and justify the principle that will inform any future landscaping scheme for the site.

N/A.

- (ii) If the application is for full planning permission, or for outline planning permission where landscaping has not been reserved, or for "reserved matters", explain and justify the proposed landscaping scheme, explain the purpose of landscaping private and public spaces and its relationship to the surrounding area. Provide drawings as appropriate, a schedule of planting and protection measures, and proposed hard landscaping materials to be used. Explain how the landscaping will be maintained.

The existing yard contains redundant stores and an irregular garden area. To be set out for parking with sets and planting areas improved.

6. APPEARANCE

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external build form of the development, its architecture, materials, decoration, lighting colour and texture. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and appearance is reserved, explain and justify the principles behind the intended appearance, and explain how these will inform the final design of the development.

N/A.

- (ii) If the application is for full planning permission, or for outline planning permission where appearance has not been reserved, or for "reserved matters", explain and justify the appearance character of the development's surroundings. Explain how the decisions taken about appearance have considered accessibility. Explain the choice of particular materials and textures. Explain the choice of location and level of external lighting

Local reclaimed sandstone is to be used. The form of the development is vernacular and located to complete historical piecemeal development.

- (iii) For applications for listed building consent explain how the appearance has taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building
 - (c) the building's setting

N/A.

7. ACCESS

The access component of the statement relates only to "access to the development" and need not extend to internal aspects of the individual buildings. It should show how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. It should address the need for flexibility of the development and how it may adapt to changing needs. It can be reserved at the outline stage.

- (i) For applications for outline planning permission where access has been reserved, indicate the location of points of access to the site. Explain the principles which will be used to inform the access arrangement at all scales from neighbourhood movement patterns, to the treatment of all individual access points to the building.

N/A.

- (ii) Applications for full planning permission, or for outline permission where access has not been reserved, or for "reserved matters", explain the policy adopted in relation to access and how relevant policies in the local development documents have been taken into account. Provide information on any consultations undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. Explain how access for emergency services has been catered for.

Access to the site is provided as existing from
the private street leading to the market place
and is most adequate for emergency services.

- (iii) For applications for listed building consent, explain how the access proposals have taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:

- (a) the historic and special architectural importance of the building
- (b) the particular physical features of the building that justify its designation as a listed building

(c) the building's setting

n/a.

8. SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

(i) For applications for listed building consent explain and justify the approach to ensuring that the listed building preserves or enhances its special historic or architectural importance. Where there is potentially an aspect of the design that will impact on this, explain why it is necessary, and what measures within the approach to design have been taken to minimise its impact.

n/a.

(ii) Show how the approach to access has balanced the duties imposed by the Disability Discrimination Act where the proposal is subject to those and the particular historical and architectural significance of the building. Detail any specific issues that arise, particularly with regard to the fact that the building is listed, and the range of options considered. Where inclusive design has not been provided, give an explanation as to why. For applications to alter a listed building where the fabric of the structure restricts the ability to meet minimum levels of accessibility, provide details as well as the solutions that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.

ALL SATISFACTORY

Signed Agent ~~.....~~

Date 28 July 2008.

