

Application for Planning Permission and for relevant demolition of an unlisted building 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.

1. Site Address

Number	<input type="text" value="6"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="St George's Hotel"/>
Address line 1	<input type="text" value="6 St George's Place"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="York"/>
Postcode	<input type="text" value="YO24 1DR"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="459067"/>
Northing (y)	<input type="text" value="450706"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Simon"/>
Surname	<input type="text" value="Cowton"/>
Company name	<input type="text" value="Simon Cowton"/>
Address line 1	<input type="text" value="Skelton Manor"/>
Address line 2	<input type="text" value="Church Lane"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Skelton"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Erection of 8 hexagonal glasshouses (greenhouses). They have a floor area of 9 sq m, an eaves height of 182cm and the apex of the roof is 288cm. These are attached to wooden bases which rest on one course of engineering bricks. The single course of bricks are on top of a 100mm of concrete to ensure the greenhouses are level. Replacement of existing 4x3m shed. Installation of a 2-metre steel firebowl, powered by LPG gas or kiln-dried hardwood. The greenhouses will be used to provide safe spaces, each of 9 square metres, for residents and non-residents to eat in. Gravel will be put down on top if weed-suppressant membrane in-between the greenhouses.

Has the work or change of use already started? Yes No

If Yes, please state the date when the work or change of use started (date must be pre-application submission)

Has the work or change of use been completed? Yes No

6. Explanation for Proposed Demolition Work

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

7. Existing Use

Please describe the current use of the site

Is the site currently vacant? Yes No

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

7. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

8. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	All greenhouses are made of black powder-coated aluminium frames. The walls are 5mm float glass. There are 3 windows in each glasshouse for ventilation
Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The roof is double-skinned polycarbonate, it is made of 16 pieces, with an apex in the centre
Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Evergreen shrubs have been planted along the boundary fence to the neighbouring property. A decorative fence will be erected between the existing car park and the garden area
Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Each dining glasshouse will have subdued internal lighting provided by glass chandeliers. The ground outside each dining glasshouse will be lit by discrete coloured garden lighting and pathways will be lit by soft, downward-facing lights. Fire exits will be clearly illuminated using emergency lighting
Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	All the doors to the glasshouses will be facing towards the middle of the garden. They are sliding glass doors, with an opening of 6075mm
Other Flooring	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The floor of each glasshouse is made of 38mm pine boards, these rest on a single course of engineering bricks, which are on a 100mm deep and 200mm wide concrete levelling base

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

8. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

Scale plan of the garden with shed, glasshouses and fire bowl.

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

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	5	5	0

11. 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'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a 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

Existing water course

Soakaway

Main sewer

12. Assessment of Flood Risk

Pond/lake

13. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Other

Customer toilets are located in the hotel and already existed before the greenhouses were erected

Are you proposing to connect to the existing drainage system?

Yes No Unknown

15. 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

If Yes, please provide details:

As an established hotel, we already have adequate waste storage facilities and commercial contracts for waste collection and collection of recyclable waste

16. Trade Effluent

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

Yes No

17. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

Yes No

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	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)
C1 - Hotels	525	0	597	72
Total	525	0	597	72

Loss or gain of rooms

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

19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="1"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="1.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text" value="2"/>
Part-time	<input type="text" value="3"/>
Total full-time equivalent	<input type="text" value="3.50"/>

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
C1 - Hotels	Start Time: 08:00 End Time: 23:00	Start Time: 08:00 End Time: 23:00	Start Time: 08:00 End Time: 23:00	

21. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

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:

Although the maximum seating capacity of the "dining pods" is 8, we will restrict the number of guests after 21:00 to a maximum of 32 - half the capacity of the dining pods. We will also ensure that there are no more than 12 guests outside the pods after 21:00 - this is no more than an extended family gathering. The pods themselves will offer significant reduction of noise, as they are made of 4mm float glass and an aluminium frame. The pods are considered as indoor seating per the COVID regulations, they count as an indoor space, not outdoor. We will produce a noise management plan and have already installed signage asking patrons to respect the comfort and amenity of our neighbours by keeping the noise down. In addition to the signage, all guests will be reminded of the need for considerate behaviour and respect for our neighbours and the locality. This will feature prominently in our terms and conditions and confirmation email and we will train all staff to deal firmly with any anti-social behaviour, should this ever occur. Access to the Glass Garden and the dining pods will only be available by booking in advance - there will be no "walk-ins". Dining pods will have to be pre-booked, and guests will, as part of the reservation process, be required to supply a non-returnable deposit, valid credit card details, name and address. The garden will be used for eating - a sort of outdoor restaurant, but indoors, in the sense that guests will be seated and in their own glasshouse, therefore we do not anticipate there will be significant noise disturbance. There will be a small area of approx 16 sq metres around the central fire bowl where guests may wait, prior to being shown to their dining pod. Glasshouses can seat between 2 and 8 guests. Priority for booking will be given to hotel residents. There will not be an outdoor bar. The glasshouses will not be used for the consumption of alcohol, except in conjunction with a meal. There will be occasions when we will use our portable outdoor pizza oven for making wood-fired pizzas. The food preparation, cooking and plating up of meals will be done in the hotel's existing kitchen, with the exception of the times when the pizza oven is put into use.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. 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?

- The agent
 The applicant
 Other person

24. 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 (Must be pre-application submission)

Details of the pre-application advice received

Query /20/00550

I was advised that planning permission was not required as the structures would not be permanently fixed to the ground and that they would be ancillary to the existing business of the hotel. After a subsequent visit by Andy Blain near the end of November and a visit by him and his superior a few days later, I was advised that permission should be sought as it looked as though the structures might be in place for a number of years.

25. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff**

25. Authority Employee/Member

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

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

27. 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 (cannot be pre-application)