

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.

**1. Site Address**

Number	<input type="text" value="1"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Clifton"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="York"/>
Postcode	<input type="text" value="YO30 6AA"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="459722"/>
Northing (y)	<input type="text" value="452565"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Tom"/>
Surname	<input type="text" value="Guest"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="1, Clifton"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="York"/>

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="YO30 6AA"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jacob"/>
Surname	<input type="text" value="Low"/>
Company name	<input type="text" value="Jakstudio"/>
Address line 1	<input type="text" value="Unit 3b Westpoint"/>
Address line 2	<input type="text" value="39-40 Warple Way"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="ACTON"/>
Country	<input type="text"/>
Postcode	<input type="text" value="W3 0RG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Description of the Proposal

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

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.

The proposed development is for the partial internal refurbishment, including layout modifications, and minor external alterations of The Grange Hotel at No.1 Clifton, York YO30 6AA, including :

- works to the basement to accommodate new spa facilities in the vaulted area
- works to the ground floor to accommodate a new drawing room / lounge area to the front, an enlarged reception area in the stairs lobby, and the restaurant facilities to the rear, resulting in the loss of 4no. bedrooms
- works to the first floor to provide 2no. new bedrooms with ensuite bathrooms, as well as a fully glazed laundry room in the corridor area
- minor external alterations including the provision of a freestanding vegetalised carport in the car park, a sculptural signage to the front of the building, a metal grating to the front lightwell, as well as external lighting

Has the development or work already been started without consent?

Yes  No

## 5. Listed Building Grading

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

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  No

## 7. Immunity from Listing

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

- Yes  No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes  No

If Yes, do the proposed works include

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 and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to design statement and architectural drawings for full details.

## 9. Materials

Does the proposed development require any materials to be used?

- Yes  No

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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Internal Walls	Existing non original internal partitions to be removed as indicated on architectural drawings	All new partitions to match surroundings when applicable. Partitions to new ensuite bathrooms to be clad in mirror.
Vehicle access and hard standing	Existing open car park covered with permeable gravel	New freestanding carport with tension wires / louvres in the car park to be covered with climbing plants
Lighting	Existing external uplights to be removed	New concealed external uplighters to the front facade
Internal Doors	All existing doors of various age and design to be retained	All new doors to match existing ones in design, material and finishes
Other Metal grating	no existing grating	New external metal grating to cover front lightwell and provide terrace to the restaurant. Black painted to match the existing external fence.

## 9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Other Signage	Existing signage to the front facade and porch entablature to be removed	New external sculptural signage to the front lightwell, detached from the facade, design, material and finish tbd

Are you submitting additional information on submitted plans, drawings or a design and access statement?  Yes  No

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

Refer to design statement and architectural drawings for full details.

## 10. Site Area

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

1400.00

Unit

Sq. metres

## 11. Existing Use

Please describe the current use of the site

The site is currently used as a hotel (C1)

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

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

## 12. 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

## 13. 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	17	17	0

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

## 15. 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
- Pond/lake

## 16. 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'.**

## 17. 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:

## 17. Biodiversity and Geological Conservation

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

## 18. 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

## 19. 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

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

## 21. 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

Part-time

Total full-time equivalent

### Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

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**

## 24. Hazardous Substances

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

Yes  No

## 25. Trade Effluent

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

Yes  No

## 26. 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

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (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?

## 29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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\* 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	<input type="text" value="Mr"/>
First name	<input type="text" value="Jacob"/>
Surname	<input type="text" value="Low"/>
Declaration date	<input type="text" value="17/06/2021"/>

Declaration made

**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 (cannot be pre-application)