



County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Application for Planning Permission; Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Killian

Surname

Gallagher

Company Name

Gallagher Planning

Address

Address line 1

23a North Bar Within

Address line 2

Beverley

Address line 3

East Riding of Yorkshire

Town/City

County

Country

United Kingdom

Postcode

HU17 8DB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

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

Change of use of outbuildings to form an events venue, guest accommodation, ancillary retail space and member's area, a proposed extension to the stable block to provide sanitary facilities and the erection of a spa building

Has the development or work already been started without consent?

- Yes
 No

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

Demolition of Listed Building

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

- Yes
 No

Immunity from Listing

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

- Yes
 No

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).

Please refer to application drawings prepared by Brown and Company and Heritage Impact Assessment prepared by Purcell

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

Type:

External walls

Existing materials and finishes:

Please refer to planning drawings

Proposed materials and finishes:

Please refer to planning drawings

Type:

Roof covering

Existing materials and finishes:

Please refer to planning drawings

Proposed materials and finishes:

Please refer to planning drawings

Type:

Windows

Existing materials and finishes:

Please refer to planning drawings

Proposed materials and finishes:

Please refer to planning drawings

Type:

External doors

Existing materials and finishes:

Please refer to planning drawings

Proposed materials and finishes:

Please refer to planning drawings

Type:

Internal walls

Existing materials and finishes:

Please refer to planning drawings

Proposed materials and finishes:

Please refer to planning drawings

Type:

Internal doors

Existing materials and finishes:

Please refer to planning drawings

Proposed materials and finishes:

Please refer to planning drawings

Are you supplying 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

23039-BC-Z1-XX-DR-A-00-200
23039-BC-Z1-XX-DR-A-00-201
23039-BC-Z1-XX-DR-A-00-202
23039-BC-Z1-XX-DR-A-00-203
23039-BC-Z1-XX-DR-A-00-204
23039-BC-Z1-XX-DR-A-03-200
23039-BC-Z1-XX-DR-A-03-201
23039-BC-Z1-XX-DR-A-03-202
23039-BC-Z1-XX-DR-A-03-203
23039-BC-Z1-XX-DR-A-03-204
23039-BC-Z1-XX-DR-A-03-250
23039-BC-Z1-XX-DR-A-03-251
23039-BC-Z1-XX-DR-A-03-252
23039-BC-Z1-XX-DR-A-03-253
23039-BC-Z1-XX-DR-A-03-254
23039-BC-Z1-XX-DR-A-03-255
23039-BC-Z1-XX-DR-A-03-256
23039-BC-Z1-XX-DR-A-03-257
23039-BC-ZZ-XX-DR-A-00-205
23039-BC-ZZ-XX-DR-A-03-260
23039-BC-Z1-00-DR-A-00-100
23039-BC-Z1-00-DR-A-03-100
23039-BC-Z1-00-DR-A-03-150
23039-BC-Z1-01-DR-A-00-101
23039-BC-Z1-01-DR-A-03-101
23039-BC-Z1-01-DR-A-03-151
23039-BC-Z1-02-DR-A-00-102
23039-BC-Z1-02-DR-A-03-102
23039-BC-Z1-02-DR-A-03-152
23039-BC-Z1-XX-DR-A-00-300
23039-BC-Z1-XX-DR-A-03-300
23039-BC-Z1-XX-DR-A-03-350
23039-BC-Z1-00-DR-A-00-106
23039-BC-Z1-00-DR-A-03-106
23039-BC-Z1-00-DR-A-03-156
23039-BC-Z1-01-DR-A-00-107
23039-BC-Z1-01-DR-A-03-107
23039-BC-Z1-01-DR-A-03-157
23039-BC-Z1-XX-DR-A-00-302
23039-BC-Z1-XX-DR-A-00-303
23039-BC-Z1-XX-DR-A-03-302
23039-BC-Z1-XX-DR-A-03-303
23039-BC-Z1-XX-DR-A-03-352
23039-BC-Z1-XX-DR-A-03-353
23039-BC-Z1-00-DR-A-00-103
23039-BC-Z1-00-DR-A-03-103
23039-BC-Z1-00-DR-A-03-153
23039-BC-Z1-01-DR-A-00-104
23039-BC-Z1-01-DR-A-03-104
23039-BC-Z1-01-DR-A-03-154
23039-BC-Z1-02-DR-A-00-105
23039-BC-Z1-02-DR-A-03-105
23039-BC-Z1-02-DR-A-03-155
23039-BC-Z1-XX-DR-A-00-301
23039-BC-Z1-XX-DR-A-03-301
23039-BC-Z1-XX-DR-A-03-351
23039-BC-Z1-00-DR-A-00-108
23039-BC-Z1-00-DR-A-03-108
23039-BC-Z1-00-DR-A-03-158
23039-BC-Z1-01-DR-A-00-109
23039-BC-Z1-01-DR-A-03-109

23039-BC-Z1-01-DR-A-03-159
23039-BC-Z2-B1-DR-A-03-100
23039-BC-Z2-00-DR-A-03-101
23039-BC-Z2-00-DR-A-03-103
23039-BC-Z2-01-DR-A-03-102
23039-BC-Z2-XX-DR-A-03-200
23039-BC-Z2-XX-DR-A-03-201
23039-BC-Z2-XX-DR-A-03-300
23039-BC-Z2-XX-DR-A-03-301
23039-BC-Z2-XX-DR-A-03-500
23039-BC-Z1-XX-DR-A-03-500
23039-BC-Z1-XX-DR-A-03-501
23039-BC-Z1-XX-DR-A-03-511
23039-BC-Z1-XX-DR-A-03-512
Design and Access Statement

Site Area

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

6637.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Residential and Events Venue (Sui Generis)

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

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

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

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

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

Please see Drainage Report prepared by Alan Wood and Partners

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

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

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Please refer to application drawings

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Please refer to application drawings

Residential/Dwelling Units

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

- Yes
- No

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.

Use Class:

Other (Please specify)

Other (Please specify):

Residential/Events Space - Sui Generis

Existing gross internal floorspace (square metres) (a):

1380

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

1380

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

2009

Net additional gross internal floorspace following development (square metres) (d = c - a):

629

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	1380	1380	2009	629

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes
- No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
- No

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

21

Part-time

1

Total full-time equivalent

21.50

Proposed Employees

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

Full-time

55

Part-time

Total full-time equivalent

55.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

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

- Yes
 No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a

Date (must be pre-application submission)

03/08/2023

Details of the pre-application advice received

Please refer to Design and Access Statement for summary of pre application discussion

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

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

22/12/2023

Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Killian Gallagher

Date

22/12/2023