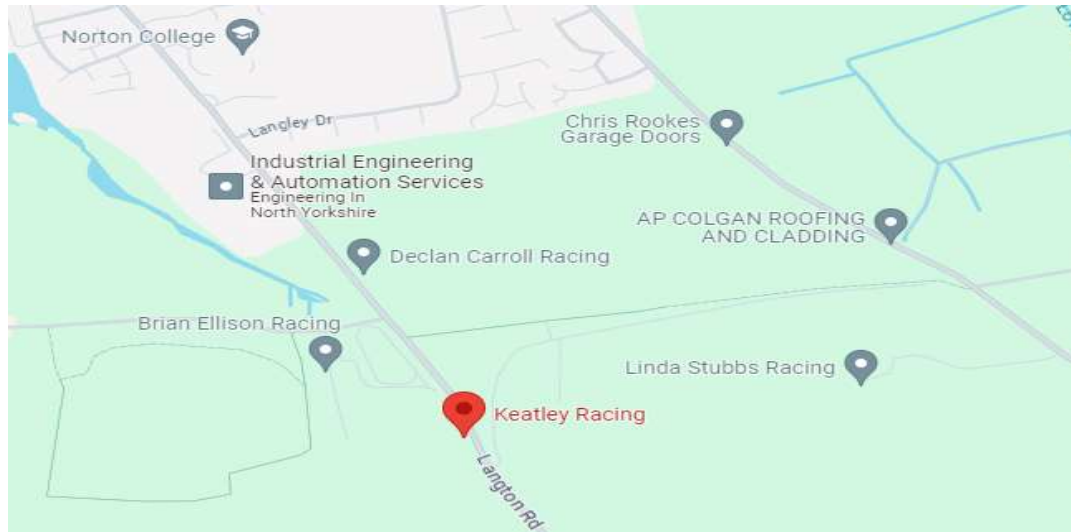


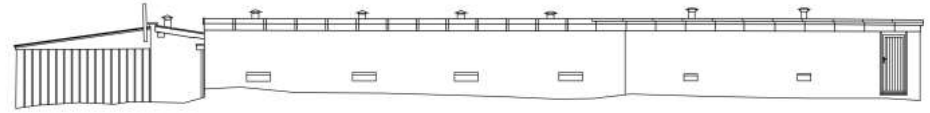
Norton Planning
May 2024

ZE24/00464/FUL | Reconfiguration of existing horse racing yard including erection of new stable blocks, office/tack and racing rooms, 2no. storage barns, wash bays, exercise arena, formation of new access road and associated landscaping | Wold House Stables Langton Road Norton Malton North Yorkshire YO17 9QG





AS EXISTING ELEVATION 1
(Scale 1:100)



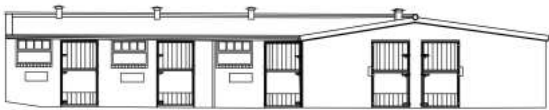
AS EXISTING ELEVATION 2
(Scale 1:100)



AS EXISTING ELEVATION 3
(Scale 1:100)



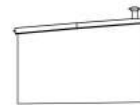
AS EXISTING ELEVATION 4
(Scale 1:100)



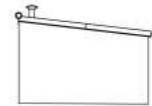
AS EXISTING ELEVATION 5
(Scale 1:100)



AS EXISTING ELEVATION 6
(Scale 1:100)



AS EXISTING ELEVATION 9
(Scale 1:100)

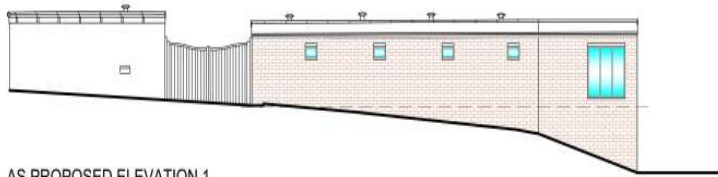


AS EXISTING ELEVATION 10
(Scale 1:100)

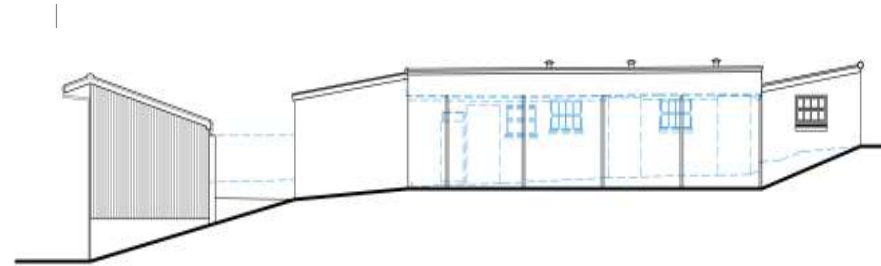


Existing Elevation

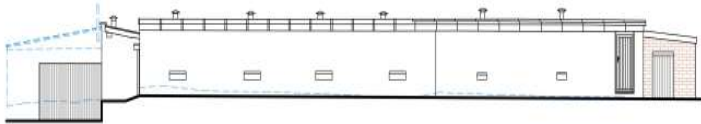
Proposed Elevation



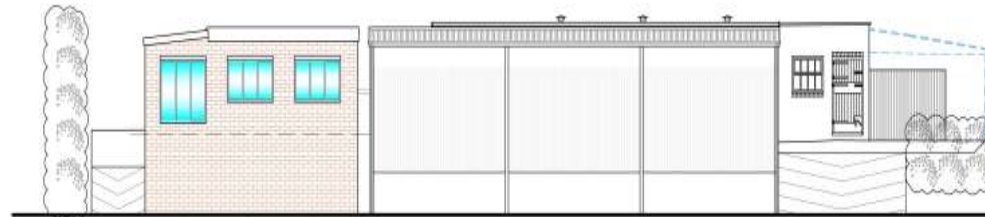
AS PROPOSED ELEVATION 1
(Scale 1:100)



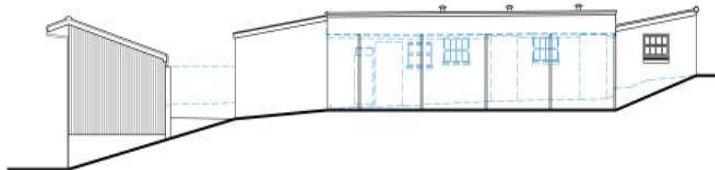
AS PROPOSED ELEVATION 3
(Scale 1:100)



AS PROPOSED ELEVATION 2
(Scale 1:100)



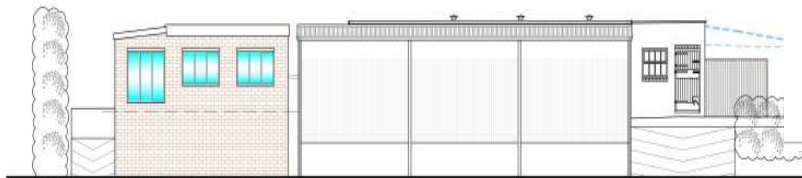
AS PROPOSED ELEVATION 4
(Scale 1:100)



AS PROPOSED ELEVATION 3
(Scale 1:100)

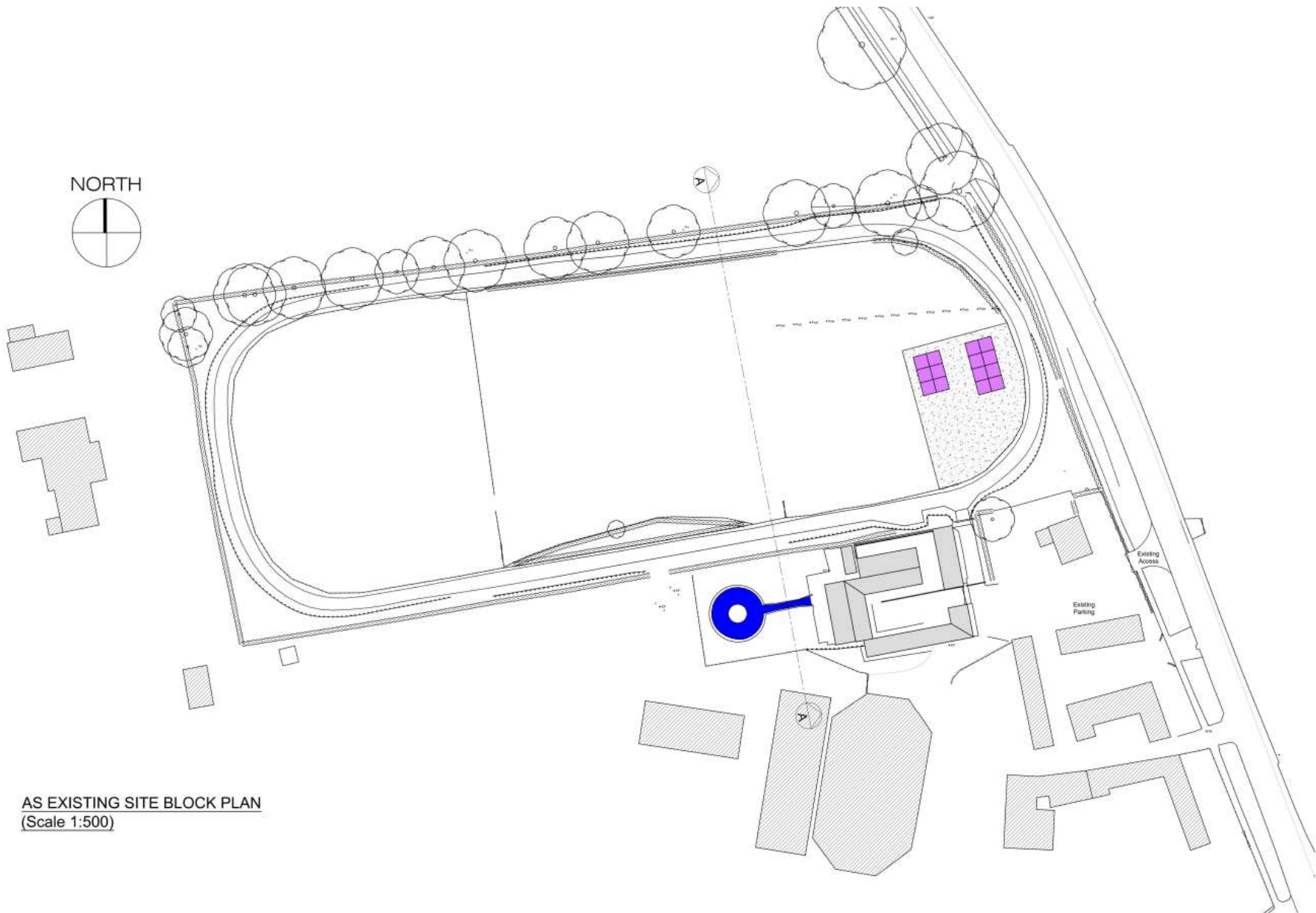


AS PROPOSED ELEVATION 9
(Scale 1:100)



AS PROPOSED ELEVATION 4
(Scale 1:100)





AS EXISTING SITE BLOCK PLAN
(Scale 1:500)

40 000m

40

<u>AREAS</u>		
Existing Stable Blocks	=	336m ²
Proposed Office / Tack & Riding Rooms	=	75m ²
Proposed Storage Barns	=	71m ² x 2
=		<u>142m²</u>
Proposed Stable Blocks	=	108m ² x 2
=		<u>216m²</u>
Proposed Stable Barn	=	270m ²
<u>PROPOSED BUILDINGS TOTAL</u>	=	<u>703m²</u>
Proposed Exercise Arena	=	1570m ²

2) ZE24/00434/FUL | Erection of a single storey store extension (retrospective application) | 59 Commercial Street Norton Malton North Yorkshire YO17 9HX

Location

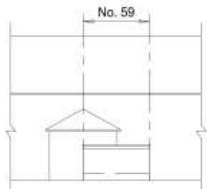




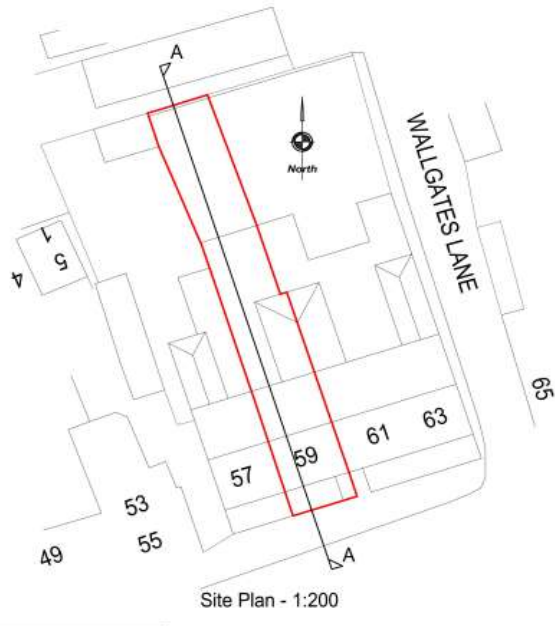
existing



Section AA - 1:200

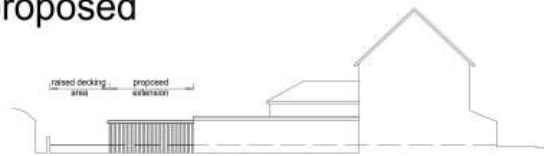


Rear Elevation - 1:200

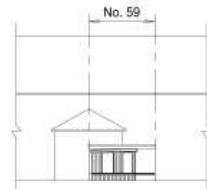


Site Plan - 1:200

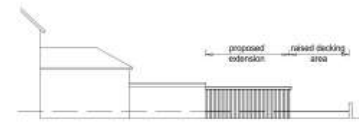
proposed



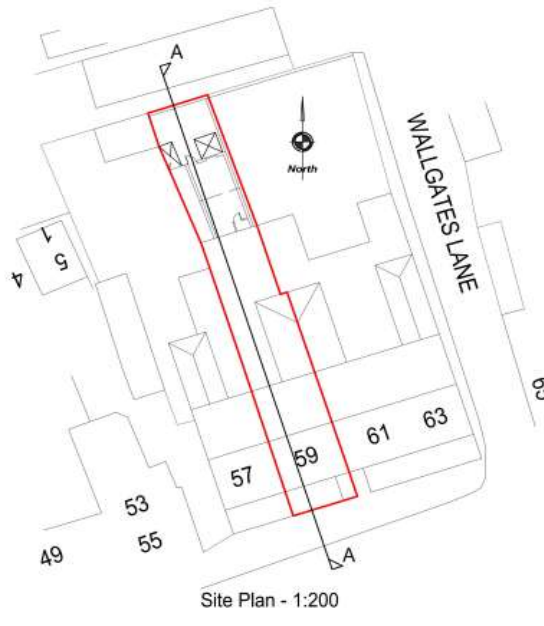
Section AA - 1:200



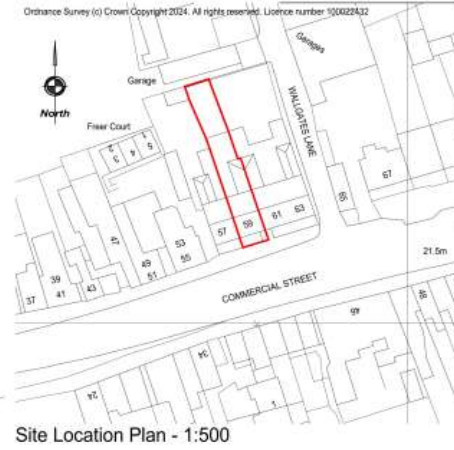
Rear Elevation - 1:200



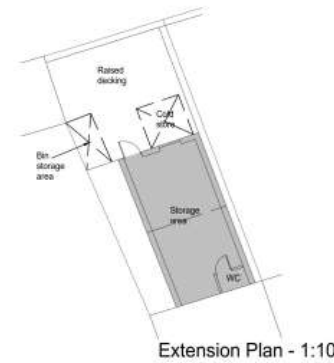
Side Elevation East - 1:200



Site Plan - 1:200



Site Location Plan - 1:500



Extension Plan - 1:100

Project	20/04/24 LA	20/04/24
Client	As shown	
Designer	Ioana Aninaru	
Address	59 Commercial Street, Norton, Malton, YO17 9HX	
Proposal	Rear storage extension	
Date	20/04/2024	
Scale	As shown	
Drawn by	NMB/CS/001	A

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.

<p>Use Class: Other (Please specify)</p> <p>Other (Please specify): A3</p> <p>Existing gross internal floorspace (square metres) (a): 155</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 180</p> <p>Net additional gross internal floorspace following development (square metres) (d = c - a): 25</p>


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)
	155	0	180	25

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

ZE24/00424/CLEUD | Certificate of Lawfulness for an existing use or development in respect of the use of a building known as The Hostel as a single dwellinghouse for more than ten years before the date of this application | Wold House Stables Langton Road Norton North Yorkshire YO17 9QG

 Dated 3rd day of April 2024

STATUTORY DECLARATION

of

KARON BROWN

relating to

THE HOSTEL, WOLD HOUSE STABLES

Eccles Heddon Solicitors Ltd
24a Market Place, Thirsk
YO7 1LB

I, Karon Brown, of The Cottage, Widger Mews, Norton, YO17 9QG do solemnly and sincerely declare as follows:-

1. I am the attorney of James Etherington.
2. James Etherington is the sole remaining legal owner of Wold House Stables, Langton, Road, Norton, Malton, YO17 9QG (being all that land and buildings registered at HM Land Registry under title number NYK452543). The legal ownership of the Stables was originally in the name of James, his wife Yvonne Dolores Etherington ('Yvonne') and son Timothy James Etherington ('Tim'). Both Yvonne and Tim are now deceased.
3. Situate at Wold House Stables is a residential property known as 'The Hostel'. The Hostel is now shown edged in red on a plan before me marked 'KB1'.
4. The Hostel was originally constructed pursuant to planning permission referenced 3/96/80C/PA. This was granted on the 6th August 1979.
5. Originally, the use of the Hostel was commercial in nature, for the stable boys that worked on the nearby yard.
6. From 1997, I lived at the Hostel, together with Tim. This was my main residential dwelling at the time and I assisted Tim Etherington in managing the yard.
7. We lived at the Hostel for 5 years before leaving in 2002.
8. Upon leaving, the Hostel was rented by James Etherington, his wife Yvonne and son Tim to Allan Dickman, a horse trainer.
9. Allan Dickman lived at the Hostel until 2010 before vacating.
10. Jean Brown, another horse trainer, occupied the premises between 2010 to 2012.
11. In 2013, I moved back into the Hostel. It was from this date the Hostel was no longer occupied by an employee of the Yard. I worked for Marks and Spencers in York until 2014 before working for Mars (from 2014 to present.)

12. I lived at the Hostel until 2019. At that point, the Hostel was then privately rented to Ana and Jose Vasconcelos – individuals with no connection to the stables.
13. Ana and Jose Vasconcelos continue to reside at the Hostel at the date of this statement.
14. Accordingly, the Hostel has been occupied by private individuals with no connection to the equestrian stables nearby for a period in excess of 10 years.

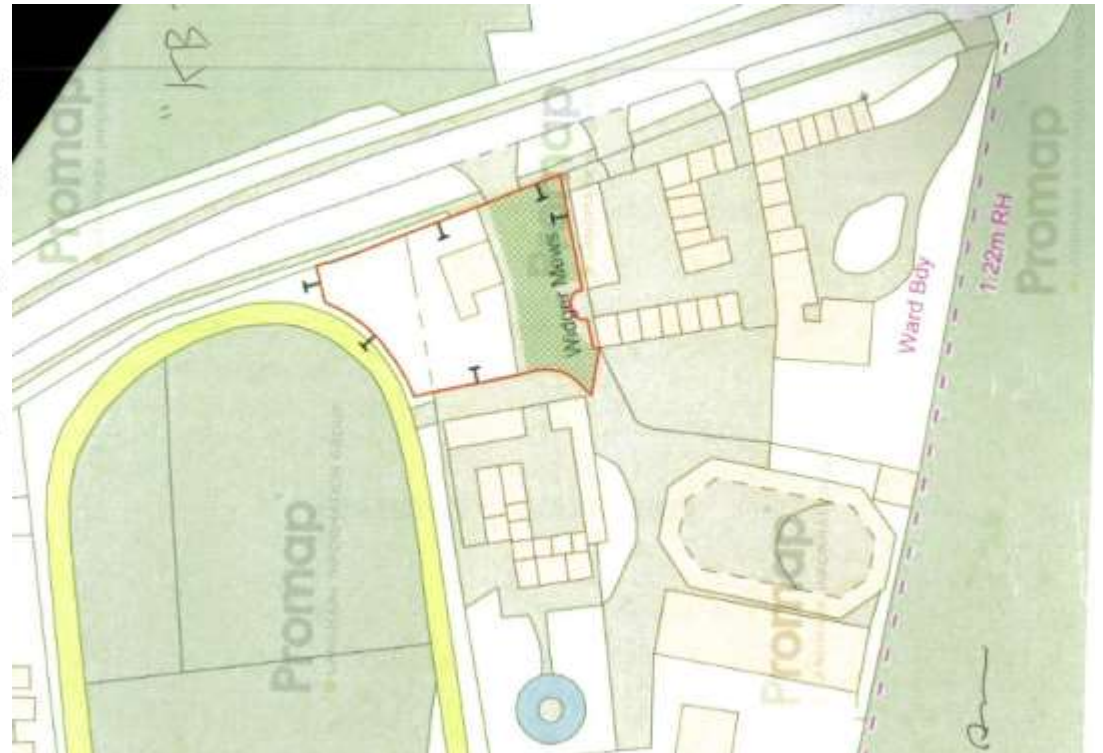
AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

DECLARED at *Thirsk, North Yorkshire*
this *3rd* day of *April 2024*

Before me,

Oliver Riley

A Solicitor/Commissioner for Oaths





© 2014 - 2015

7. Description of Use, Building Works or Activity

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

An existing use: Yes No

Existing building works: Yes No

An existing use, building work or activity in breach of a condition: Yes No

Being a use, building works or activity which is still going on at the date of this application

If Yes to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

C3 - Dwellinghouse -

8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

Residential use

9. Grounds For Application For A Lawful Development Certificate

Please state under what grounds is the certificate sought (you must tick at least one box):

The use began more than 10 years before the date of this application.

The use, building works or activity in breach of condition began more than 10 years before the date of this application.

The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.

The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.

The use as a single dwelling house began more than four years before the date of this application.

Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number:

3/96/80C

Condition Number:

Date (DD/MM/YYYY):

(must be pre application submission)

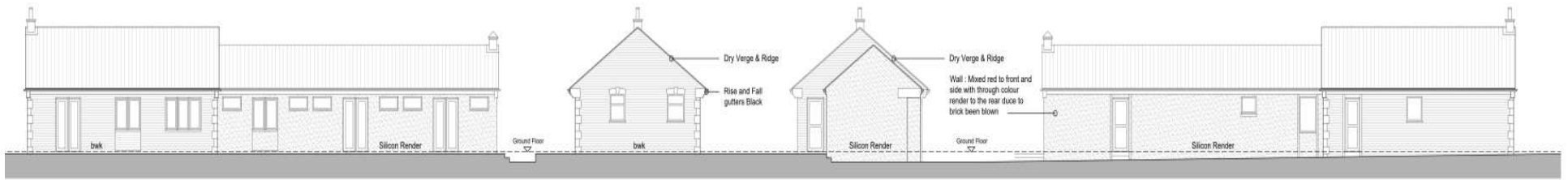
Please state why a Lawful Development Certificate should be granted:

The Property has been used in breach of occupational Restrictions for a period in excess of 10 years.

ZE24/00372/HOUSE | Alterations to include silicon rendering in Pewter Grey on the lower section of the building on the front, side and rear elevations presently painted cream and alterations to the doors and fenestration (part retrospective) | Granary Cottage Beverley Road Norton Malton North Yorkshire YO17 9PJ





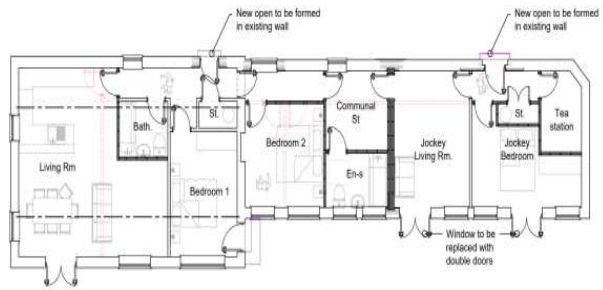


PROPOSED FRONT ELEVATION
Scale 1:100 @ A1

PROPOSED SIDE ELEVATION
Scale 1:100 @ A1

PROPOSED SIDE ELEVATION
Scale 1:100 @ A1

PROPOSED REAR ELEVATION
Scale 1:100 @ A1



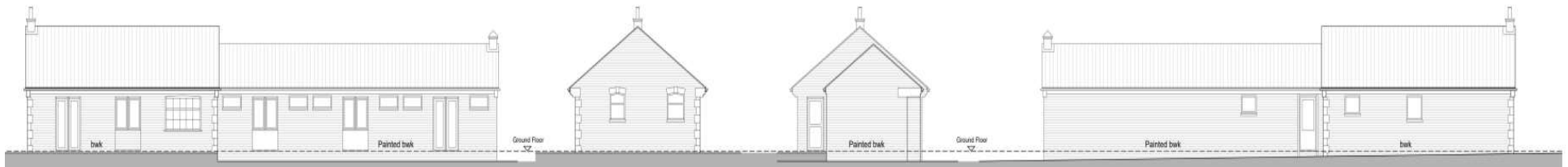
PROPOSED FLOOR PLAN
Scale 1:100 @ A1

Material Specification:

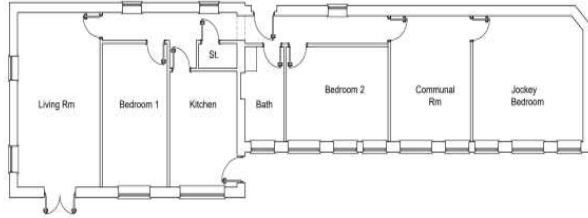
Wall: Mixed red to front and side with through colour render to the rear duce to brick been blown - Render Pewter Grey / Grey
 Roof: Natural Red Roman Double Clay Pantile Replacement of existing
 Windows and Doors: Grey Upvc - Anthracite
 RWG: Existing Black half round Upvc on raise and fall brackets
 Fencing: 6ft Waney Lap Timber fencing



PROPOSED SITE PLAN
Scale 1:100 @ A1

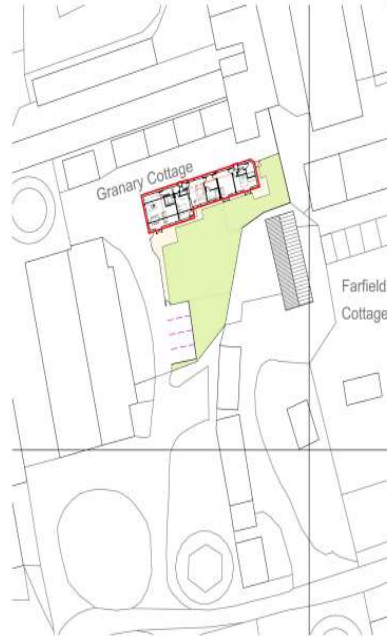


EXISTING FRONT ELEVATION
Scale 1-100 @ A1



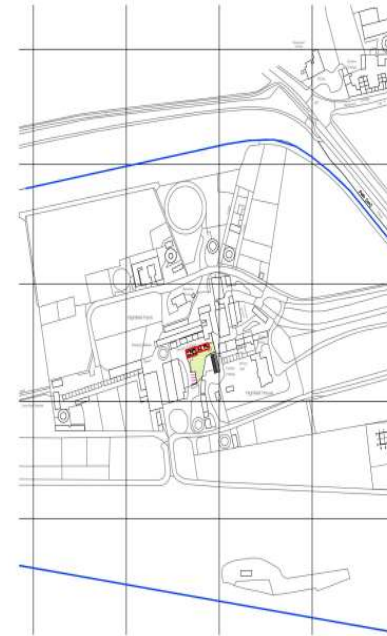
EXISTING FLOOR PLAN
Scale 1-100 @ A1

EXISTING SIDE ELEVATION
Scale 1-100 @ A1



EXISTING LOCATION PLAN
Scale 1-500 @ A1

EXISTING SIDE ELEVATION
Scale 1-100 @ A1



PROPOSED LOCATION PLAN
Scale 1-1250 @ A1

EXISTING REAR ELEVATION
Scale 1-100 @ A1

PRELIMINARY STATUS

B - Internal alteration to show the building as a single property with link to main room. 11-04-24 DR

A - Render annotation recorded. 03-04-24 DR

AMENDMENTS

client

project
**PROPOSED INTERNAL ALTERATIONS
 GRANARY COTTAGE
 HIGHFIELD FARM STABLES
 NORTON, MALTON**

drawing
Existing and Proposed

date **MAR 24** drawn DR checked

scale **AS SHOWN** drawer no **4017-04B** dwg no

buildinglinkdesign

15 Thorne Road, Doncaster, DN1 2HG
 Tel: (01302) 321199 Fax: (01302) 730166
 Email: info@buildinglinkdesign.co.uk
 www.buildinglinkdesign.co.uk

bld
 ARCHITECTS

Building Link Design Limited
 Company reg. 4377849

This drawing has been produced for PLANNING purposes only and should not be used for any other purpose.
 This drawing may be adapted by amendment without seeking approval from the Local Authority.
 Work undertaken prior to consent is done so at clients risk.
 Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by first information.
 OS Licence Number AC200000070
 OS Map Licence Number AC200000070
 THE PARTY WALLS ACT 1939
 Where work is to take place either on or adjacent to a boundary and adjoining building then notice must be served on the adjacent owner in accordance with the above Act. 2 months' period for appointment of surveyor. The notice must include the following details:
 - The nature and extent of the proposed work.
 - A date by which the notice is served under the act.
 Full details of the proposed including plans where appropriate.
 The proposed start date.

