

Christine Kay
Northfield Granary
Suffield
Scarborough
North Yorkshire
YO13 0BJ

Ref: Conditions of planning NYM/2019/0328/FL

Planning statement in relation to conditions

8. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

We propose to apply a dark brown wood stain to the replacement door (false door), replacement window and replacement garage doors. If there is a specific brand or shade you would prefer then please inform me and I will use what you say. We intend to use this colour to match the dark brown colour you have told us we have to use on the properties at this address previously. However, we are considering in the future to paint/stain all our exterior doors and windows a shade of grey as previously defined within a 2006 planning notice that we are able to. See attached photo detailing this condition made by yourselves in 2006.

4. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

I have attached designs from our joiner detailing the proposed doors to replace the garage doors and the replacement door into the adjacent workshop:

-The false door adjacent to the industrial workshop will be made of a softwood as per our current exterior doors at Northfield Granary with a panelled design which you stated we needed to use in the main conversion in 2006. The glazing will be obscured due to the doors position facing into the industrial workshop. The door will be hung on the right, opening out. The glass will be obscured due to its' position within the industrial workshop.

The garage doors will be constructed using Sapele hardwood. The doors will be fully glazed as you stipulated during the planning process you would like. The side lights to the doors will also be fully glazed. The doors will open outwards. The doors will be central approximately 1800mm wide with glass side lights. The doors will have a width of approximately 3400mm x 2080mm.

5. No work shall commence on the installation of any replacement or new windows (and

glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

The replacement window which faces into the workshop will be made of softwood and stained as per condition 8. It will be fully glazed as you stipulated in our original conversion in 2006 the windows at Northfield Granary need to be. The glass will be obscured glass due to the windows position into the industrial workshop. The window will be top hung as per the windows in the rest of Northfield Granary. Size is approximately 1100 x 1050mm.

—1095—



—1095—

Door Width

1800

3100

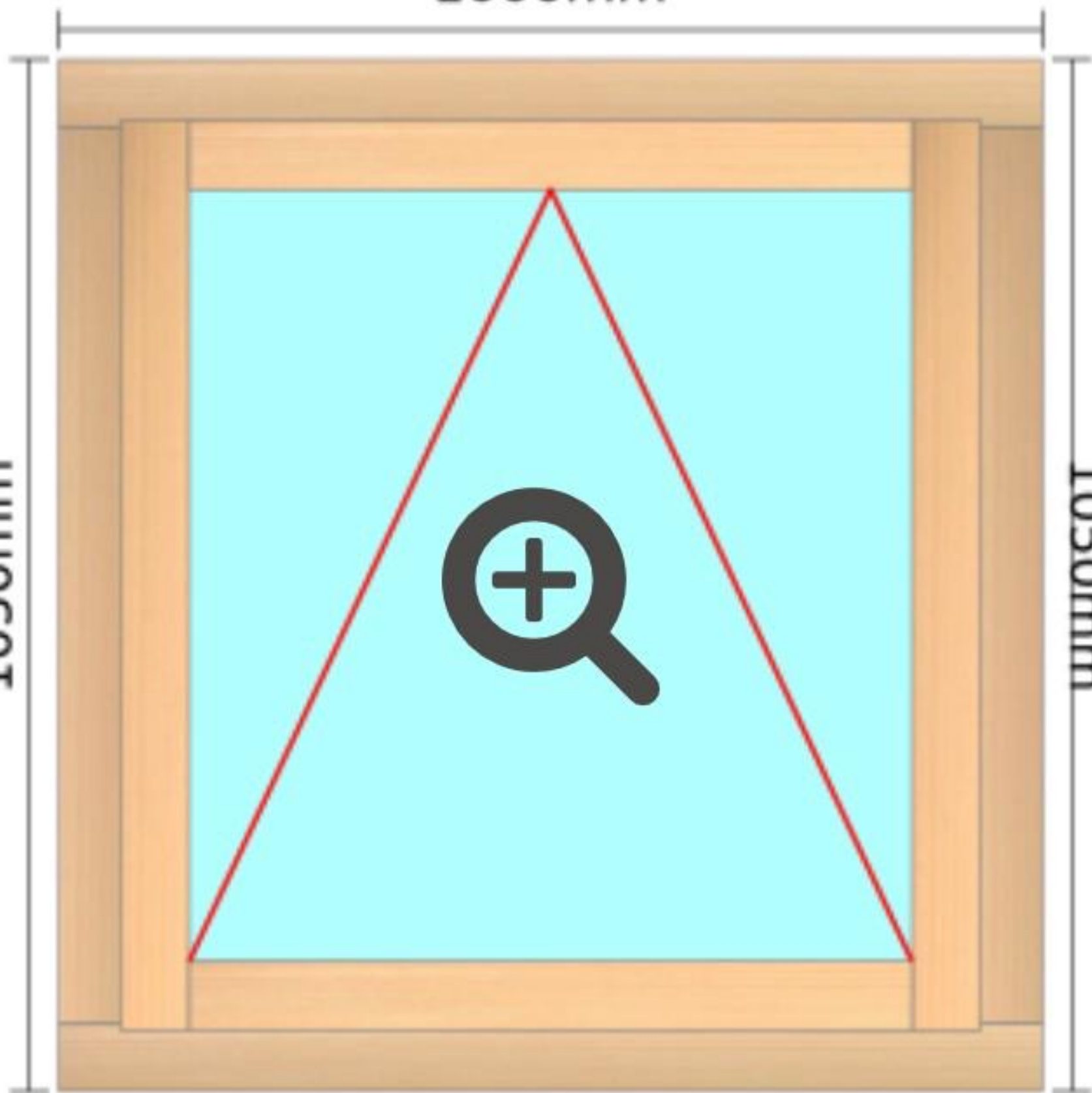


3100

1000mm

1050mm

1050mm



Conditions (Continued)

7. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained until the development hereby approved has been completed.
8. The roof of the development hereby permitted shall be clad with traditional, hand made natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. The works hereby permitted shall not be started between the 1st April and 30th September in the same year, in accordance with the method statement set out in the Bat Scoping Survey received on the 23 November 2005. There shall be no variation from the approved scheme of ecology mitigation measures without the prior written consent of the Local Planning Authority.
11. All new window frames in the development hereby approved shall be painted/stained dark brown, black or grey and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. This permission has been granted in accordance with the details specified in the survey prepared by R Douglas Finch & Associates received on 23 November 2005. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
13. The development hereby permitted shall not be brought into use until the vehicular access, parking and turning facilities have been formed in accordance with the submitted drawing Number 1. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Continued/Informatives