

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)

From: Mr Mark Hill

Mr Mark Hill (Head of Development Management)

File Ref: NYM/2021/0175/FL

Applicant: Mr R Wood

Application for alterations, construction of single storey side extension at 2 Railway Cottages, Goathland

I enclose for your attention the file relating to the above planning application which was **Approved** by the Planning Committee on **7 April 2022**, subject to the receipt of satisfactory amended plans which: provided for a two room single storey side extension with a reduced width, a steeper mono-pitch roof and a greater set back from the front elevation buttress. Suitably amended plans have now been received. The following conditions are recommended;

1. PLAN01 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:
Document Description Document No. Date Received
Amended Proposed Plans and Elevations D12028-05 Rev J 26 April 2022
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. MATS04 All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
3. MATS40 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.
4. MATS56 The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.

5. MATS32 All new doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung. Within six months of the date of their installation they shall be painted to match the existing paintwork and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. MATS70 The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. MATS72 The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. GASC07 No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
9. MATS46 The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

I should be pleased if you would approve the issue of the decision notice.

Signed:

Date: 18/05/2022

A handwritten signature in black ink, appearing to be a stylized name, possibly 'A. Brown'.