

**Planning (Listed Buildings and Conservation Areas) Act 1990  
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for  
Listed Building Consent**

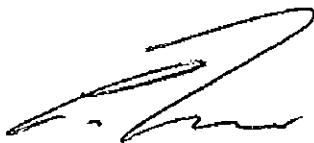
To Punch Taverns Ltd  
c/o Millson Associates Ltd  
fao: Mr Stephen Griffiths  
Byron House  
10 Kennedy Street  
Manchester  
Cheshire M2 4BY

The above named Authority being the Planning Authority for the purposes of your application validated 09 March 2016, in respect of the proposed **stone cleaning works to front and side of building at Station Tavern, Front Street, Grosmont** has considered your said application and has **refused** consent in respect of the proposed works for the following reason(s):

1. The use of a damp abrasive cleaning system on the calcareous sandstone of the Listed Building would result in the loss of fabric and patina of the stone including the combed tool marks which contribute to the character of this Grade II Listed Building. The sooty patina contributes significantly towards the building's local distinctiveness and accordingly that of the wider village; a non-designated heritage asset which has been recommended for designation as a Conservation Area. The loss of the hard outer skin of the stone and its historic patina would consequently be harmful to the special interest of the designated heritage assets (Listed Building and Proposed Conservation Area) and could lead to accelerated rates of decay of the relatively soft inner stone once the hardened external layer has been removed. As such the proposal would be contrary to policy in Chapter 12 of the NPPF and Development Policy 5 of the NYM Core Strategy and Development Plan documents which seek to ensure changes to a Listed Building will not have an unacceptable impact on its special historic or architectural interest.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France  
Director of Planning

Date .. 4 MAY 2016