

**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 Mr & Mrs Philip Murphy  
c/o Robert Sunley Bsc (Hons)  
Lowfields View  
Gladstone Street  
Brotton  
Saltburn by the Sea  
TS12 2TU

The above named Authority being the Planning Authority for the purposes of your application validated 08 March 2016, in respect of the proposed **construction of replacement dormer window to front elevation together with installation of replacement door to ground floor, door in place of window to first floor and creation of roof terrace to rear elevation at Seascape, King Street, Robin Hoods Bay**, has considered your said application and has granted consent in respect of the proposed works subject to the following condition(s):

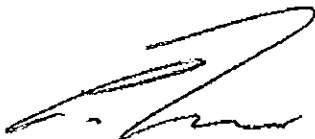
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Elevations	SKS 04 Rev. A	19 April 2016
Proposed Floor Plans	SKS 03 Rev. A	19 April 2016

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
4. The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. Notwithstanding the details submitted, no work shall commence on the installation of the balustrade/handrail hereby approved until details of the balustrade/handrail have been submitted to and approved in writing by the Local Planning Authority. All works shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Continued/Condition(s)



Mr C M France  
Director of Planning

Date 3 MAY 2016

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2016/0187/LB

**Condition(s) (Continued)**

6. 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.

**Informative(s)**

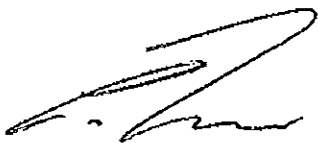
All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

**Reason(s) for Condition(s)**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 – 6. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France  
Director of Planning

Date 13 MAY 2016