

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

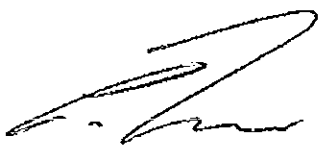
To Dr Alex Stevenson  
c/o Sanderson Wheatherall LLP  
fao: Mr David Fairley  
Roseberry House  
3 Kingfisher Way  
Stockton on Tees TS18 3EX

The above named Authority being the Planning Authority for the purposes of your application validated 29 June 2016, in respect of the proposed **internal and external alterations and construction of orangery extension following demolition of existing greenhouse together with erection of stone balustrading to create balcony following demolition of first floor sun room at Park Hall, Main Road, Aislaby** 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
Location plan as proposed	300-01	24 August 2016
Site plan as proposed	300-02 Rev 02	24 August 2016
Ground floor as proposed	300-03 Rev 01	29 June 2016
First floor as proposed	300-04 Rev 01	29 June 2016
Roof plan as proposed	300-05 Rev 01	29 June 2016
Elevations, south and west as proposed	300-06 Rev 01	29 June 2016
Elevations, north and east as proposed	300-07	29 June 2016
Keepers Cottage as proposed	400-01	29 June 2016
Mechanical services mainhouse ground and first floor proposed domestic services	2016 433 MH MEC 020 M01 T01	29 June 2016
Electrical services main house ground floor proposed lighting services	2016 433 MH LEC 020 E01 T01	29 June 2016
Electrical services main house ground floor proposed lighting services	2016 433 MH LEC 020 E01 T01	29 June 2016

Continued/Condition 2



Mr C M France  
Director of Planning

24 AUG 2016  
Date .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2016/0491/LB

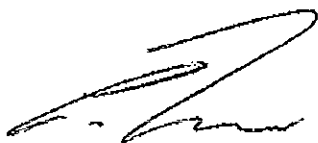
Condition 2 (Continued)

Mechanical services main house ground floor proposed HTG and VNT services	2016 433 MH MEC 030 M01 T01 29 June 2016
Electrical services main house ground floor proposed PWR and DATA services	2016 433 MH LEC 010 E01 T01 29 June 2016
Mechanical services main house first floor proposed HTG and VNT services	2016 433 MH MEC 030 M02 T01 29 June 2016
Mechanical services main house first floor proposed domestic services	2016 433 MH MEC 020 M02 T01 29 June 2016
Electrical services main house first floor proposed lighting services	2016 433 MH LEC 020 E01 T01 29 June 2016
Electrical services main house First floor proposed PWR and DATA services	2016 433 LEC 010 E02 T01 29 June 2016
Mechanical services Keepers Cottage GF and FF proposed domestic services	2016 433 KC MEC 020 M01 T01 29 June 2016
Electrical services Keepers Cottage GF & FF proposed lighting services	2016 433 KC LEC 020 E01 T01 29 June 2016
Electrical services Keepers Cottage GF & FF proposed PWR & DATA services	2016 433 KC LEC 010 E01 T01 29 June 2016
Mechanical services Keepers Cottage GF & FF proposed HTG & VNT services	2016 433 KC MEC 030 M01 T01 29 June 2016

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

- 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 constructed shall be retained on the development site until the development hereby approved has been completed.

Continued/Conditions



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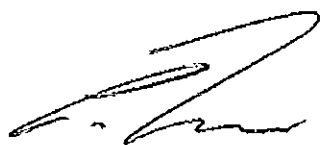
Town and Country Planning Act 1990

Continuation of Decision No. NYM/2016/0491/LB

Conditions (Continued)

4. The roof of the development hereby permitted shall be clad in natural slate to be of the same geological match of the existing building and in terms of colour, profile and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2.5 lime:aggregate with a slightly recessed bagged finish.
6. No work shall commence on the installation of the stone balustrade in the development hereby approved until detailed plans showing the sectional detail has been submitted to and approved in writing by the Local Planning Authority. The balustrade 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.
7. Where possible existing windows shall be refurbished. Where this is unavoidable 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.
8. Where possible existing doors shall be refurbished. Where this is unavoidable 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.
9. 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.
10. All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
11. Notwithstanding the details submitted, the stone floor to the front hallway shall not be lifted or otherwise modified or subjected to damp proofing treatments unless otherwise agreed in writing by the Local Planning Authority.
12. 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.

Continued/Reasons for Conditions



Mr C M France  
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Continuation of Decision No. NYM/2016/0491/LB

**Reasons for Conditions (Continued)**

13. No works of re-wiring or plumbing shall be carried out which would entail the destruction or alteration of any historic joinery or decorative plasterwork unless details of proposed mitigation works have been agreed in writing by the Local Planning Authority.

**Informatives**

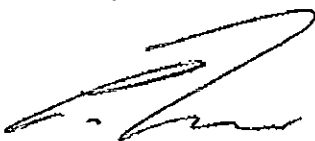
1. You are advised that planning permission NYM/2015/0484/FL and Listed Building consent NYM/2015/0485/LB remain valid for Keepers Cottage, within the grounds of Park Hall.
2. Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

**Reasons for Conditions**

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 7 – 10. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
11. & 13. 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.
12. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

**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 confirm that the development is likely to preserve the economic, social and environmental conditions of the area.



Mr C M France  
Director of Planning

24 AUG 2016  
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