

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 R Salt  
c/o BHD Partnership  
fao: Mr Neil Duffield  
Airy Hill Manor  
Waterstead lane  
Whitby  
YO21 1QB

The above named Authority being the Planning Authority for the purposes of your application validated 19 August 2016, in respect of the proposed **reinstatement/replacement of rear window with door at 10 Sunny Place, Robin Hoods Bay** has considered your said application and has **granted** consent in respect of the proposed works subject to the following conditions:

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
Site Plan & Block Plan	D10994-01 A	11 August 2016
Proposed Plans & Elevations (Part Superseded)	D10994-03 C	11 August 2016
E-mail from N Duffield, BHD Partnership	N/A	22 November 2016

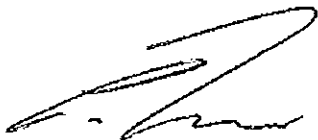
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The new external door and door frame hereby permitted shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. No work shall commence on the installation of the door in the development hereby approved until detailed plans showing the constructional details and external appearance (including finish) of the external door and frame (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.

**Reasons for Conditions**

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

Date .. 28 NOV 2016

Planning (Listed Buildings and Conservation Areas) Act 1990

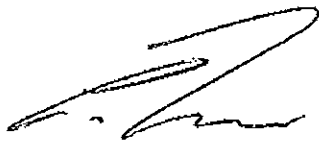
Continuation of Decision No. NYM/2016/0612/LB

**Reasons for Conditions (Continued)**

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. 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.
4. 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.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 .. 28 NOV 2016