

Town and Country Planning Act 1990  
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development

To: Mr Richard Harrison  
c/o Mr Don Watt  
Heatherlea  
6 West Lane  
Danby  
Whitby  
North Yorkshire YO21 2LY

The above named Authority being the Planning Authority for the purposes of your application validated 15 September 2016, in respect of proposed development for the purposes of **construction of single storey extension to dwelling and single storey extension to form attached annexe accommodation at Redmire Farm, Tranmire** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

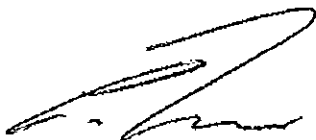
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Red/blue line plan	P15.14(9)-3	15 September 2016
Proposed elevations	1946/DW/7	3 November 2016
Proposed ground and first floors	1946/dw/10	3 November 2016
Proposed annexe elevations	1946/dw/9	15 September 2016
Proposed annexe floor plan	1946/dw/6	15 September 2106

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Redmire Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.

Continued/Conditions



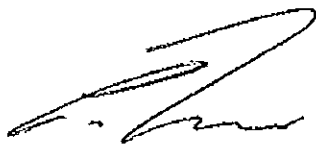
Mr C M France  
Director of Planning

10 NOV 2016  
Date .....

**Conditions (Continued)**

5. The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition. Stone to be used in the development shall be that which has been salvaged from the buildings that formerly occupied the site. Any 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.
6. Where salvageable the roof tiles utilised in carrying out the development hereby permitted shall be re-used from the buildings that formerly occupied the site otherwise they shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
7. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
8. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
11. 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.
12. 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.
13. 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.
14. Compensatory access for bats should be provided in the annexe hereby approved. Bat provision shall be provided by incorporating a bat roost unit (1FR Schwegler bat tube) into the upper part of the gable end wall at the South West end of the building and shall thereafter be so maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
15. Nesting provision for Swallows will be provided within the building hereby permitted by incorporating simple platforms against beams or walls in the building as a compensatory measure in accordance with the bat survey carried out by John Drewett in September 2015. A minimum of ten platforms or twenty artificial nests should be provided and shall thereafter be so maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Informatives



Mr C M France  
Director of Planning

10 NOV 2016  
Date .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2016/0683/FL

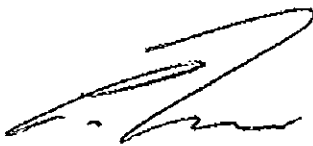
**Informatives**

1. 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.
2. In relation to Condition 14 above, details of the bat roost unit can be found at <http://www.nhbs.com/title/161276/1fr-schwegler-bat-tube>. If this option is taken this would negate the need to use Type 1F felt in the roof or to incorporate a Morris bat slate into the roof. The 1FR bat tube has the advantage of forming a self-contained roosting place within the walls which would not be subject to disturbance by future roof repairs.

**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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
- 5 – 7. 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.
- 8 – 13. 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.
- 14 & 15. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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



Mr C M France  
Director of Planning

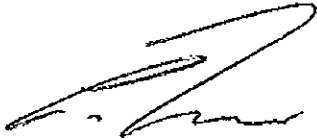
Date **10 NOV 2016**

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**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 provide a fresh development which in turn will maintain the economic, social and environmental conditions of the area.



Mr C M France  
Director of Planning

**10 NOV 2016**  
Date .....