

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Snainton

Application No. NYM/2016/0715/LB

Proposal: Listed building consent for conversion of outbuildings to form residential annexe accommodation

Location: Troutsdale Mill Farm, Troutsdale

Decision Date: 24 November 2016

Consultations

Parish -

Historic England -

Demolition Bodies -

Site Notice and Advertisement Expiry Date - 10 November 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME02	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Email from Bill Stockdale</td><td></td><td>1 December 2016</td></tr><tr><td>General Arrangement As Proposed</td><td>MM/1/7/16-02 Rev B</td><td>1 December 2016</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Email from Bill Stockdale		1 December 2016	General Arrangement As Proposed	MM/1/7/16-02 Rev B	1 December 2016
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Email from Bill Stockdale		1 December 2016									
General Arrangement As Proposed	MM/1/7/16-02 Rev B	1 December 2016									
3.	CDLB04	No work shall commence on site to demolish and reconstruct that part of the east elevation marked on the approved plans until a statement detailing the method of dismantling and reconstructing the building, including repairs to the troughs, has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the reuse of the existing materials, details and position of any new materials and shall include annotated drawings of the existing and proposed elevations of the building. The work shall not be carried out otherwise than in accordance with the details so approved.									
4.	CDLB00	No work shall commence on the repair of the roof of the building to which this permission relates until a schedule of repair works has been submitted and approved in writing by the Local Planning Authority. The schedule shall provide for the repair of the existing roof timbers where possible and details and position of any new materials. The work shall not be carried out otherwise than in accordance with the approved details.									

A. Saunders
23 December 2016

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5.	CDLB00	No work shall commence on the installation of any walling linings or treatment of the floor until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
6.	MATS60	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.
7.	MATS30	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.
8.	MATS40	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.
9.	MATS61	No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS47	The external face of the frame to the windows to the living room and bedroom 2 shall be set in a reveal of a minimum of 450mm 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.
11.	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12.	MATS70	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.	MATS71	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.

H Samms
23 December 2016