

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 Robin Hopper
c/o Garage Cottage
Hackness
Scarborough
North Yorkshire
YO13 0JW

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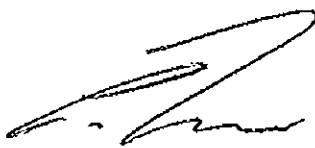
The above named Authority being the Planning Authority for the purposes of your application validated 05 January 2017, in respect of proposed development for the purposes of **siting of 1 no. shepherds hut for domestic purposes (retrospective) at land opposite Garage Cottage, Hackness**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

- 1 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	Ordnance survey map	27 February 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 2 The shepherd's hut hereby approved shall be used for domestic purposes only incidental to the occupation of the adjacent dwelling known as Garage Cottage and for no other purpose and shall remain ancillary to the use of that dwelling.
- 3 The shepherd's hut hereby approved shall not be used other than as domestic garden room and shall not be used for any other purpose and shall not be used to provide any form of overnight living accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes E and F (or any order revoking and re-enacting that Order), no erection of domestic outbuildings or laying of hard surfacing shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
- 5 No external paraphernalia shall be installed in the development hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
- 6 The external finish of the shepherd's hut hereby approved shall be maintained dark green or stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 7 If the use of the shepherd's hut for ancillary domestic purposes permanently ceases, the shepherd's hut shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.

Continued/Reasons for conditions



Mr C M France
Director of Planning

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- 2 MAR 2017

Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0832/FL

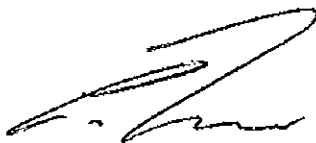
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Reasons for Conditions

- 1 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.
- 2-3 In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park
- 4 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.
- 5 In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
- 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 7 In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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22 MAR 2017
Date