

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

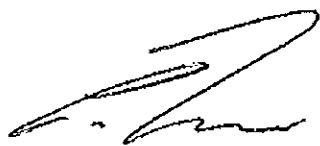
Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To: Mr Paul Richings
c/o C.A. Hall Architectural Services
64a Nelson Street
Scarborough
YO12 7SZ

The above named Authority being the Planning Authority for the purposes of your application validated 06 January 2017, in respect of proposed development for the purposes of **change of use of and alterations to pool house to form 2 no. holiday cottages with associated amenity space at Island Farm Cottage, Staintondale** 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4. The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Island Farm Cottage and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5. All new window frames and glazing bars shall installed in accordance with the details submitted on 14 December 2016, and the external face of the frame to all new windows shall be set in reveals to match those of the existing windows. The windows shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. 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.
7. 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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

Date .. 3 MAR 2017

Town and Country Planning Act 1990

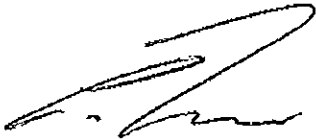
Continuation of Decision No. NYM/2016/0866/FL

Reasons for Conditions

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. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
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 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 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

Date .. 3 MAR 2017