

**From:**

**To:**

**Subject:** Keepers Cottage - Planning Conditions

**Date:** 24 September 2018 09:11:06

**Attachments:** [image003.png](#)

NYMNPA

24/09/2018

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Morning Helen

Shown below is a list of proposed materials and section details for a number of the conditions for the above.

I will look forward to receiving your acceptance of the proposals in due course;

- I have attached a photo showing the proposed stone that is to be used for the new conservatory. This has been sourced from Ryedale quarry, being the quarry that provide the original stone for the property. The stone used will have the herringbone pattern as indicated on the photo.
- I have attached elevation and section details for the new external doors. Please ignore the letterbox, which will not be provided and the glazed vision panel will only be provided to the rear door. The attached details will be building regs compliant.
- Attached are window and conservatory section details.
- The paint colour for the external woodwork is still be finalised but is likely to be similar to the attached image and web link, <https://www.littlegreene.com/paint/colour/green-paint?limit=all> – ref 284 or 169

I will look forward to hearing from you.

Kind regards

David Fairley MRICS. Accredited Non Domestic Energy Assessor

Partner

Building Consultancy

For and on behalf of Sanderson Weatherall LLP

 <p>BUY SAMPLE POT</p>	 <p>BUY SAMPLE POT</p>	 <p>BUY SAMPLE POT</p>	 <p>BUY SAMPLE POT</p>
MIRROR (219)	NORMANDY GREY (79)	NORTH BRINK GREY (291)	OAK APPLE (63)
 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>
OBSIDIAN GREEN (216)	OLIVE COLOUR (72)	OLIVE OIL (83)	PALE LIME (70)
 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>
PEA GREEN (91)	PEARL COLOUR (100)	PEARL COLOUR DARK (169)	PEARL COLOUR MID (168)
 <p>MORE INFO</p>	 <p>MORE INFO</p>	 <p>MORE INFO</p>	 <p>MORE INFO</p>

NYMNP  
24/09/2018




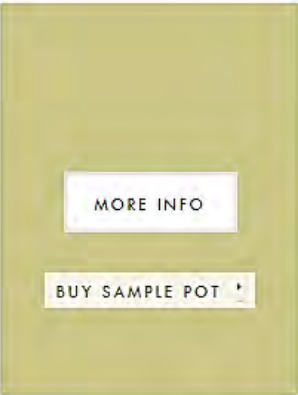


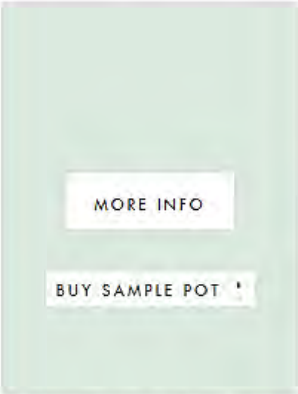





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Green Paint | Quality Green ...

http--www.legislation.go... Login - Pay Slip North York Moors Intranet... Planning Inspectorate The List Historic England My Sage Pay - Terminal Stanfords Portal

We have found 66 item(s) SHOW: All

 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>
ACORN (87)	ACORN - MID (294)	AMBLESIDE (304)	APPLE (137)
 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>
AQUAMARINE (138)	AQUAMARINE - DEEP (198)	AQUAMARINE LIGHT (283)	AQUAMARINE MID (284)
 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>	 <p>MORE INFO</p> <p>BUY SAMPLE POT</p>

**From:**

NYMNPA

24/09/2018

**Subject:** Keepers Cottage - External Paint colour

**Date:** 24 September 2018 09:45:27

**Attachments:**

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Hi Helen

The paint colour for the external timber work is proposal is Dew 619.

Let me know if this is not appropriate and we will provide an alternative.

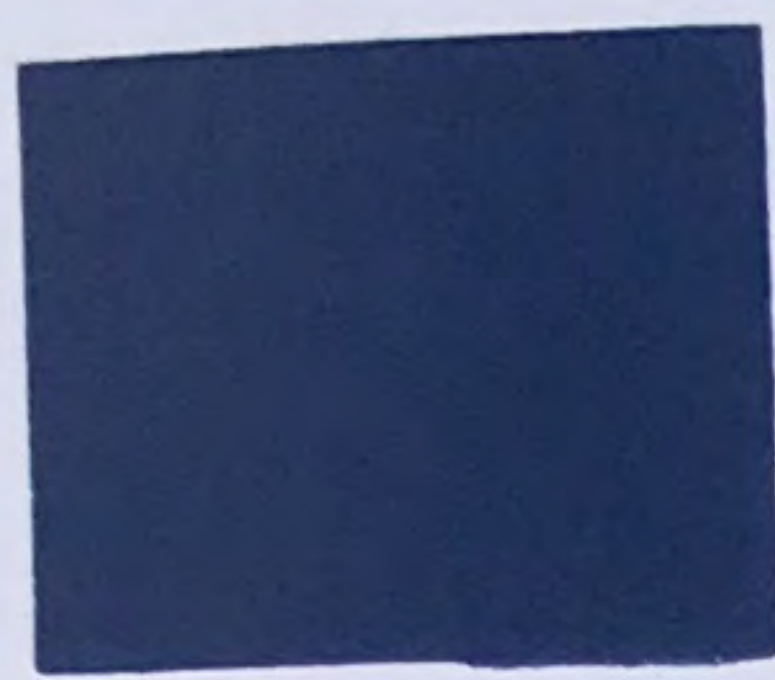
Kind regards

**David Fairley MRICS. Accredited Non Domestic Energy Assessor**

Partner

Building Consultancy

For and on behalf of Sanderson Weatherall LLP



Benett  
515



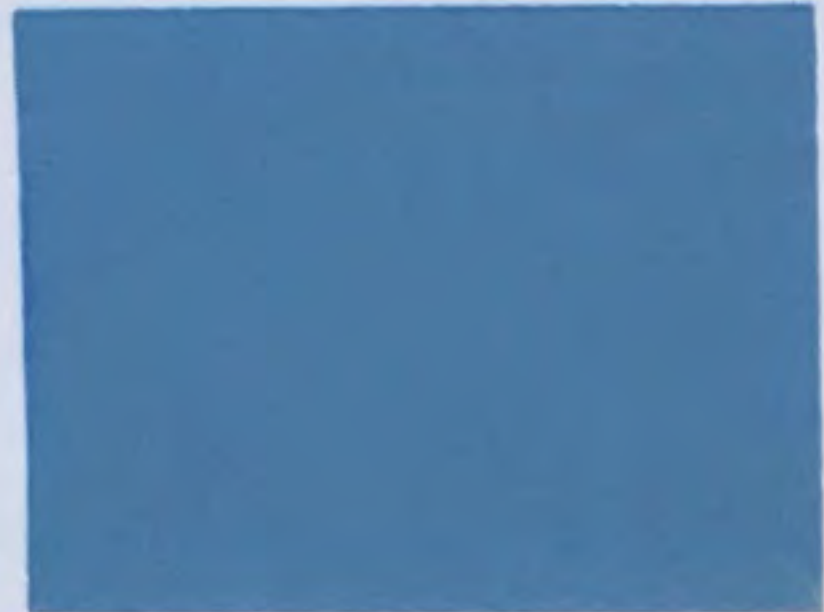
French Blue  
529



Peppermint Cream  
601



Barrier Reef  
517



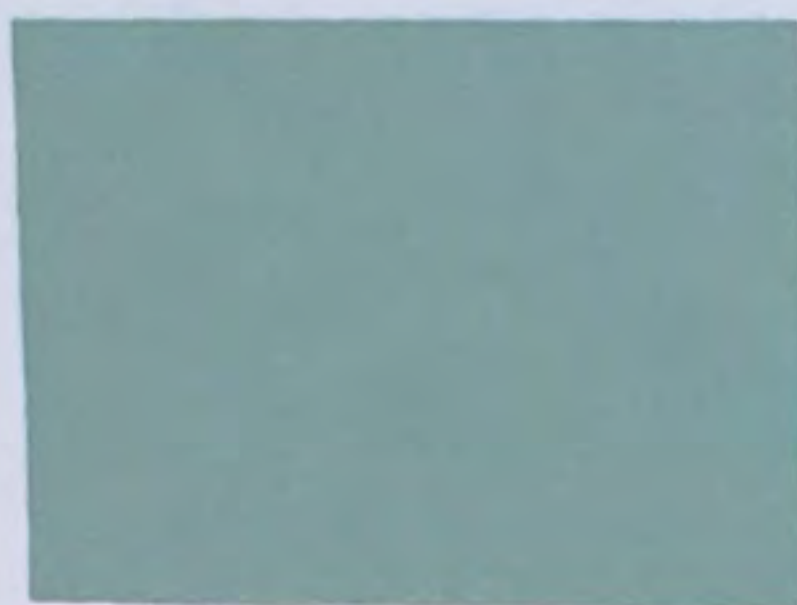
Fjord  
531



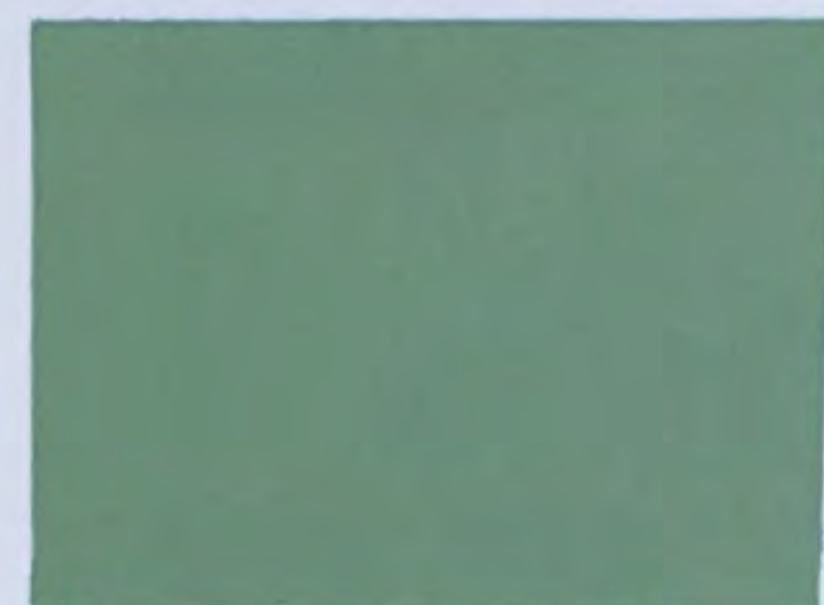
Cox's Copse  
603



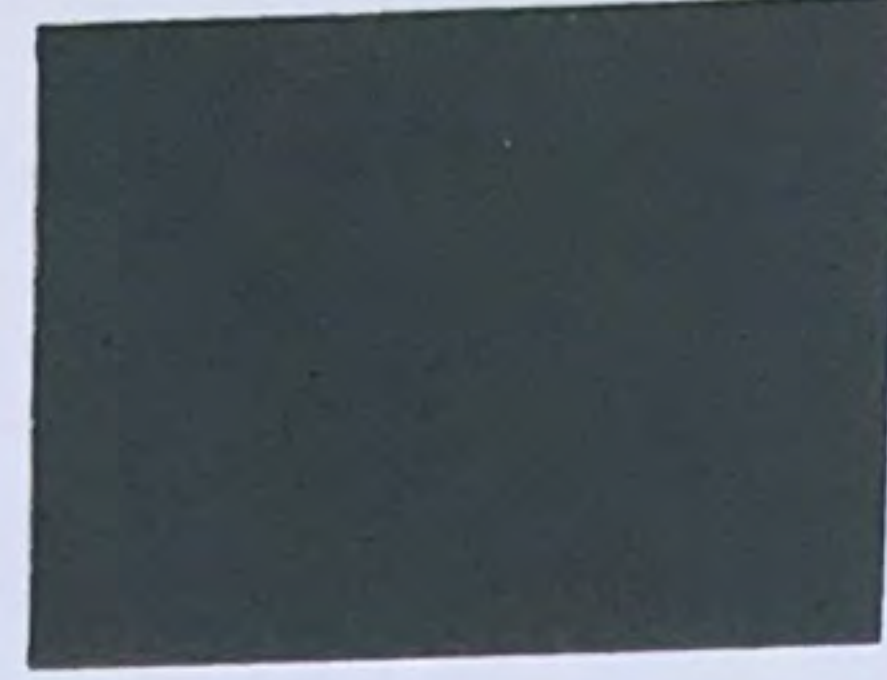
Salastie  
519



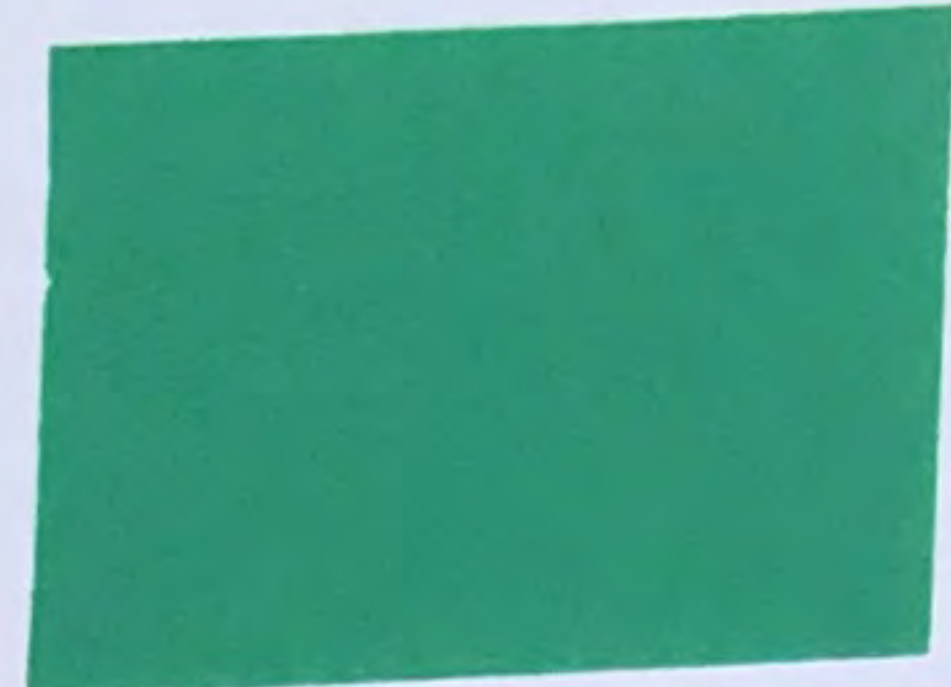
Townhouse  
533



Orchard  
605



Abyss  
615



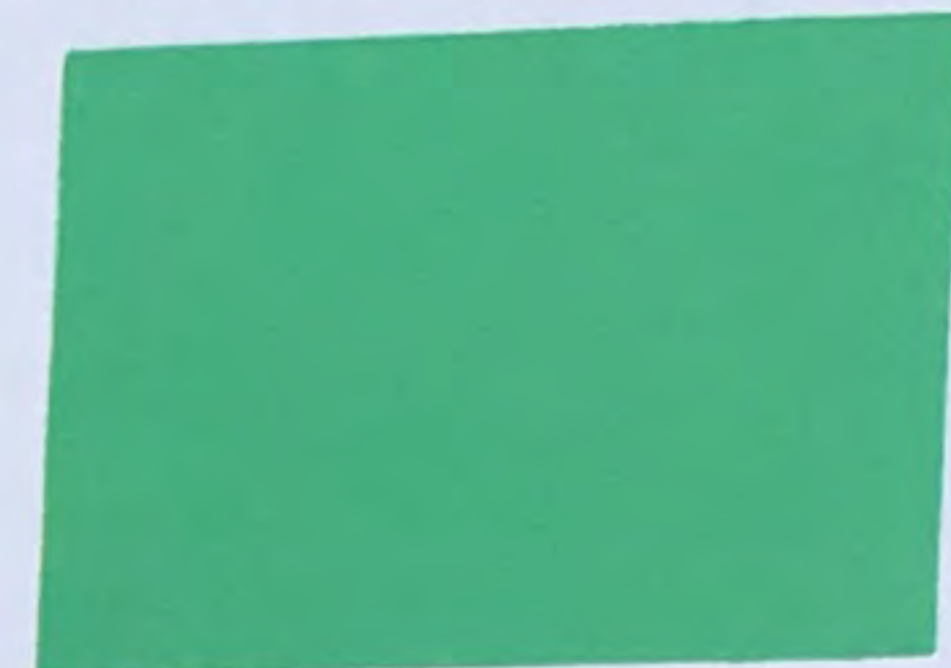
Macauley  
629



Seedling  
643



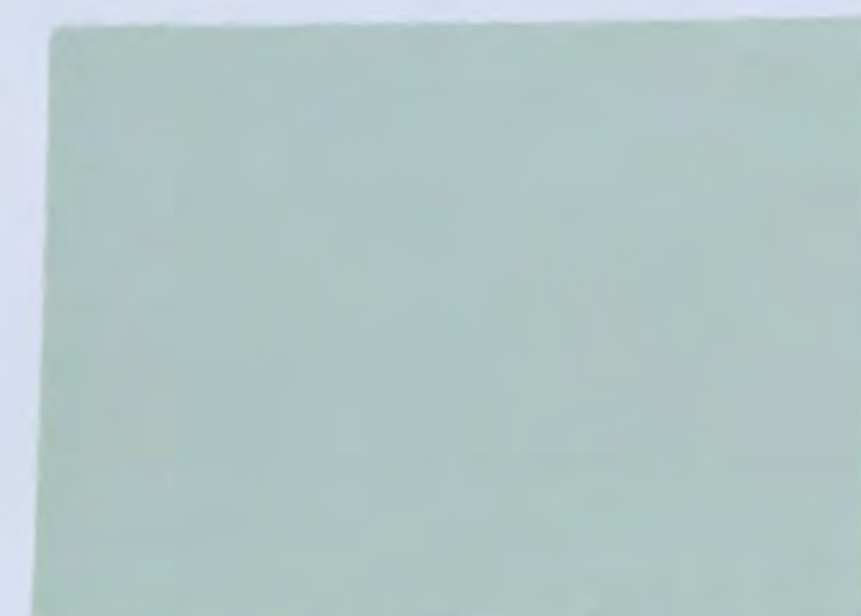
Dodd's Day  
617



Loughran  
631



Deep Emerald  
645



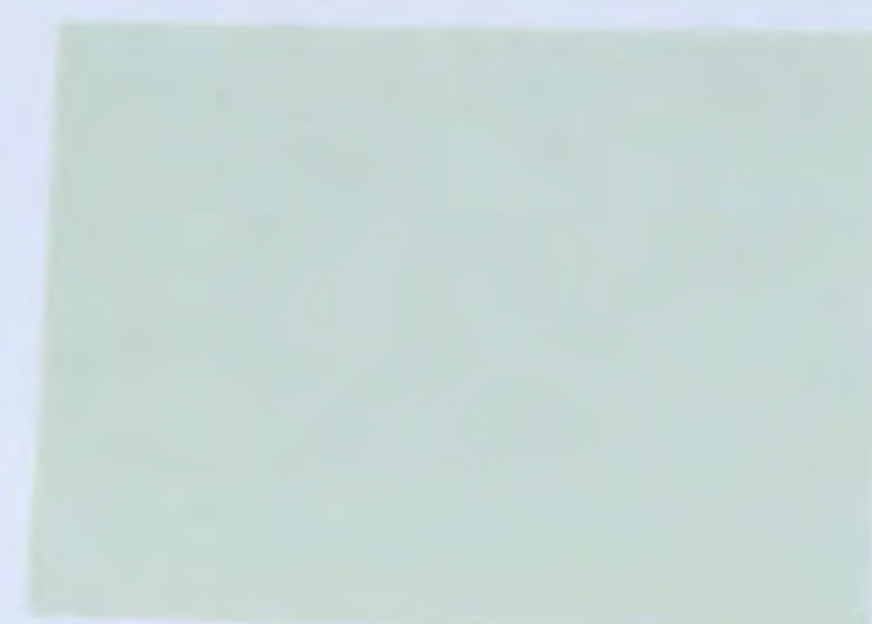
Dew  
619



Elf  
633



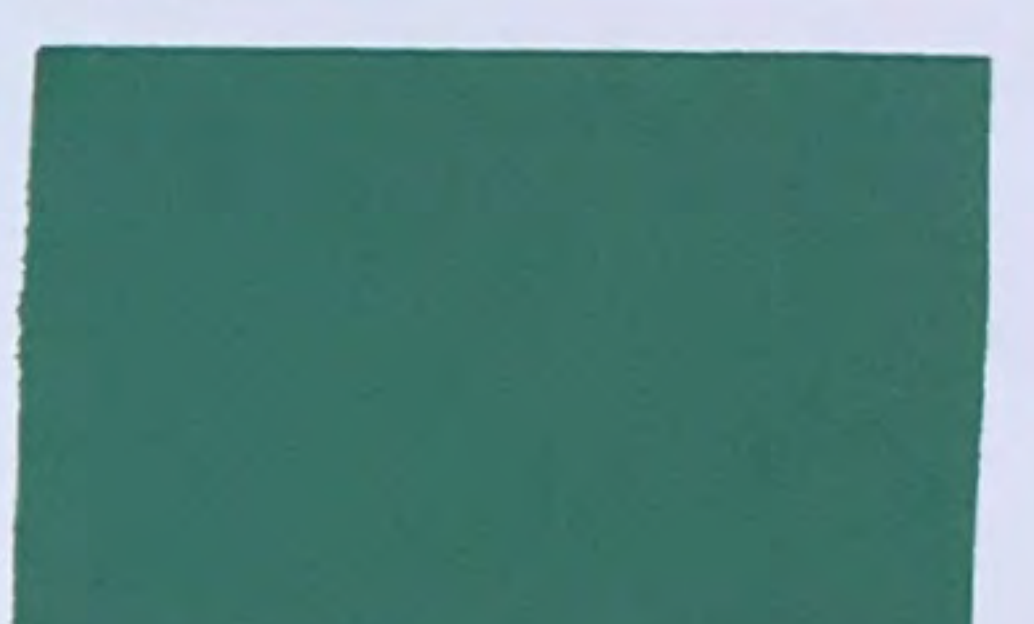
Nimbus  
647



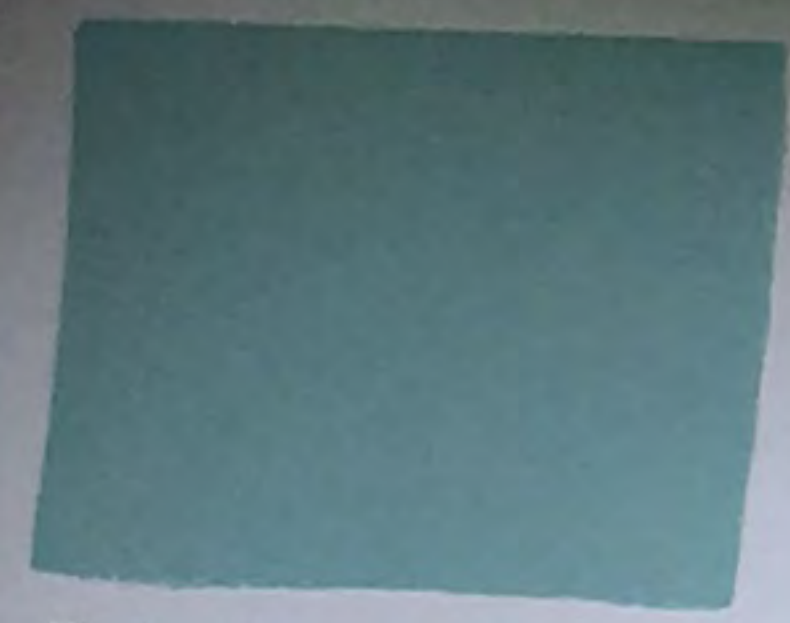
Talvi  
621



Evergreen  
635



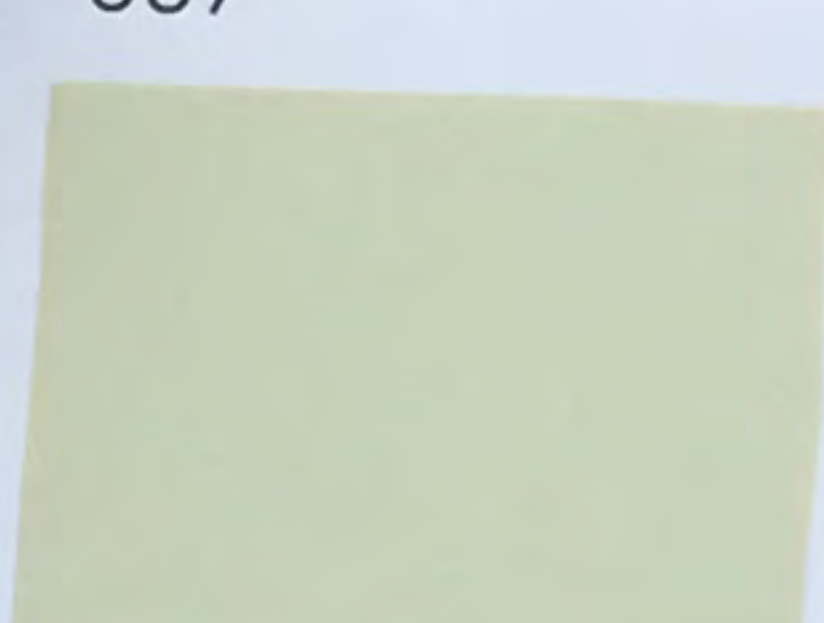
Rainforest  
649



Pale Cerulean  
523



Cumulus  
537



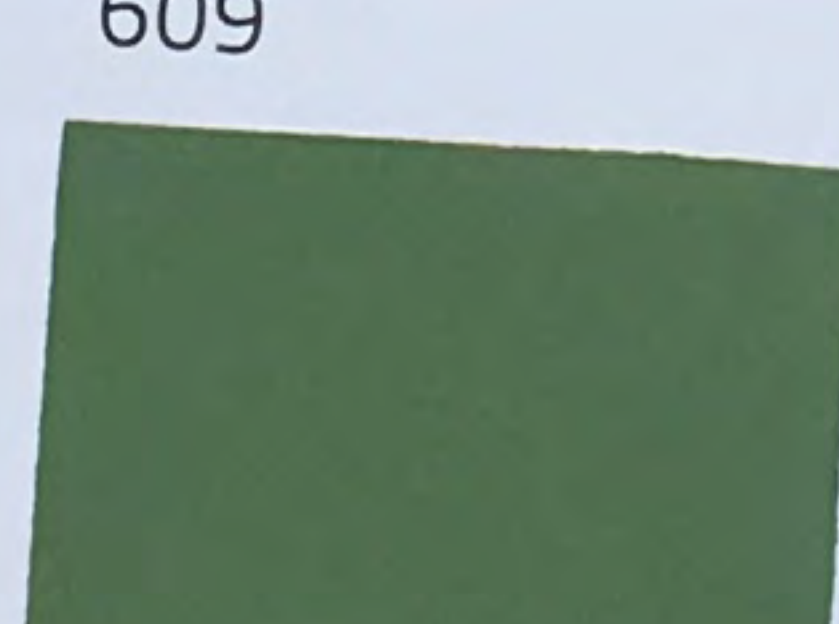
Tuffet  
609



Summit  
525



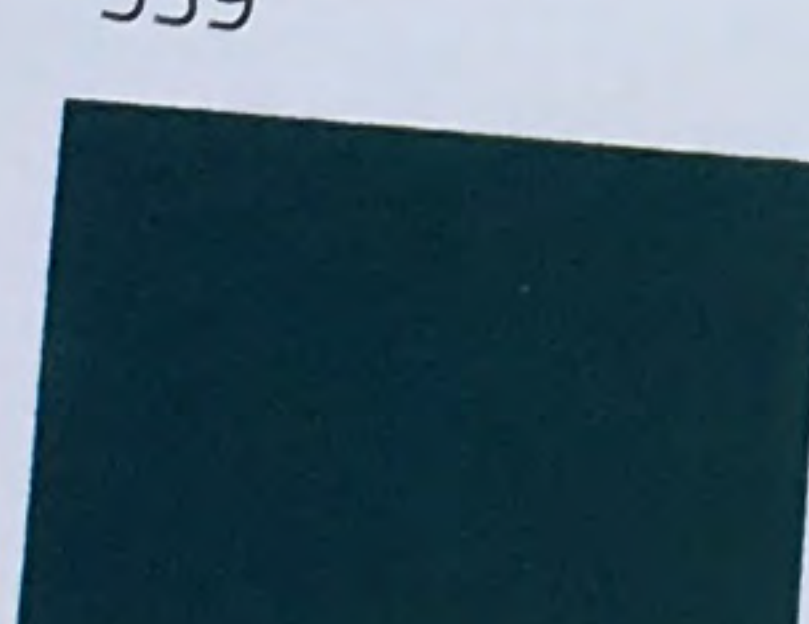
Beccy's Blue  
539



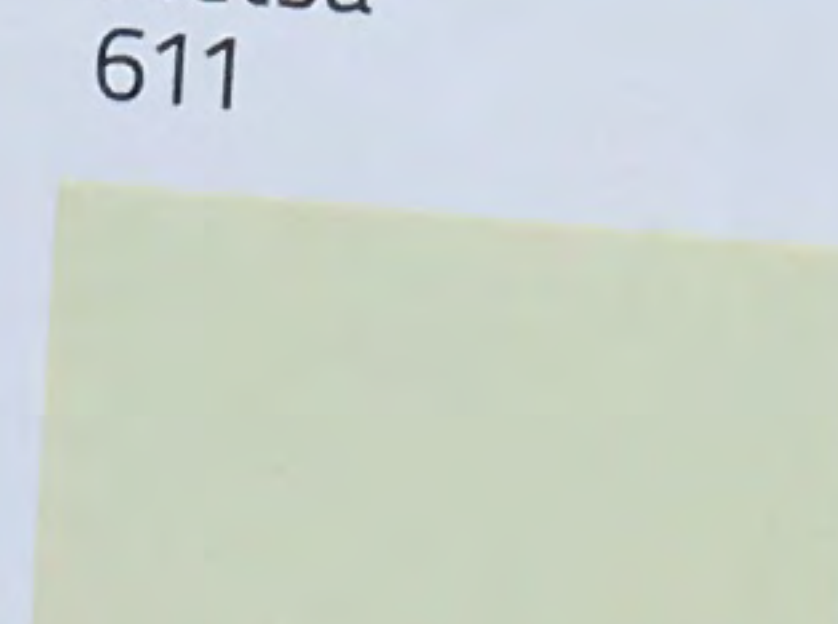
Metsä  
611



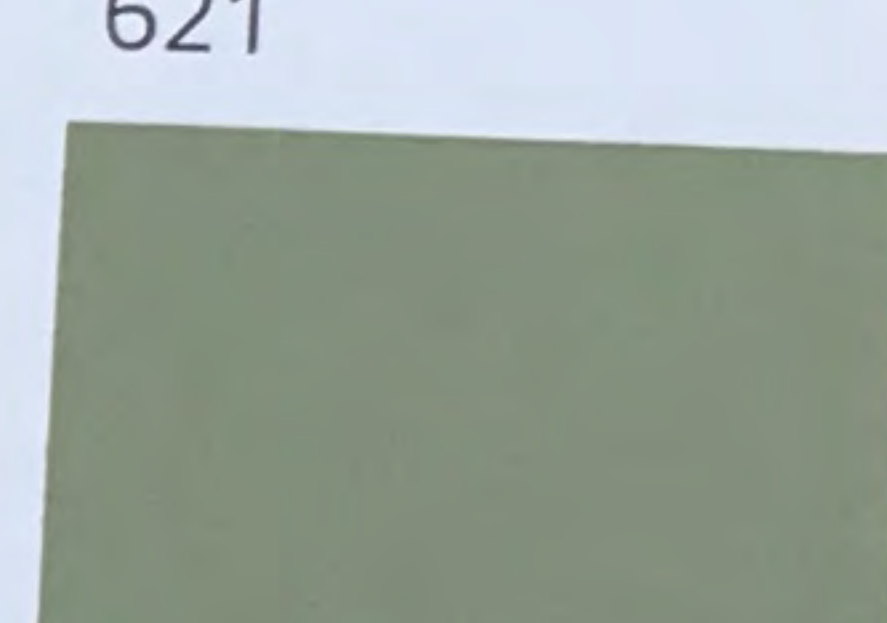
Hamara  
527



Deep Sea  
541



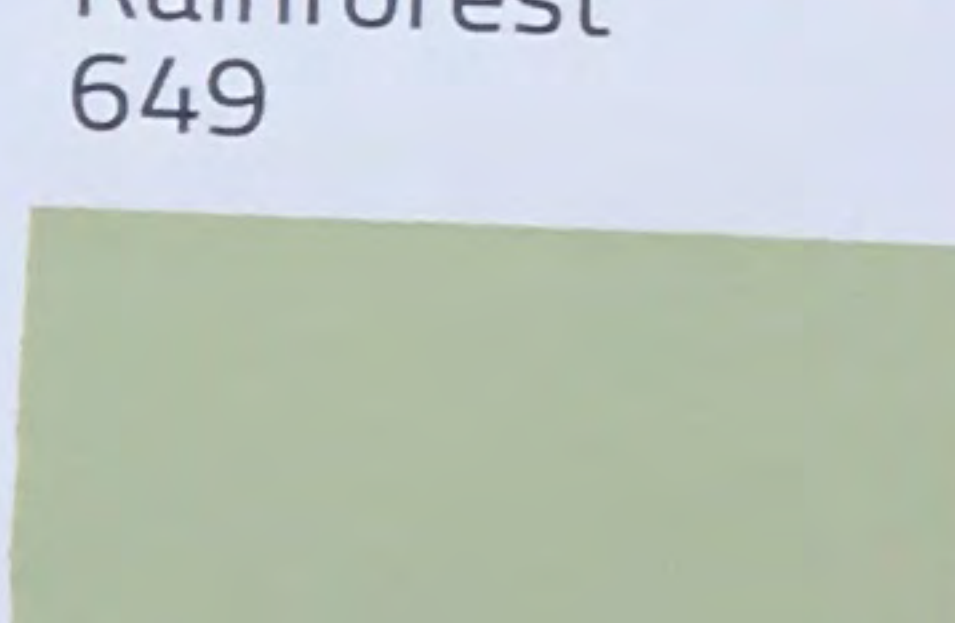
Artichoke  
613



Owen's Hike  
623



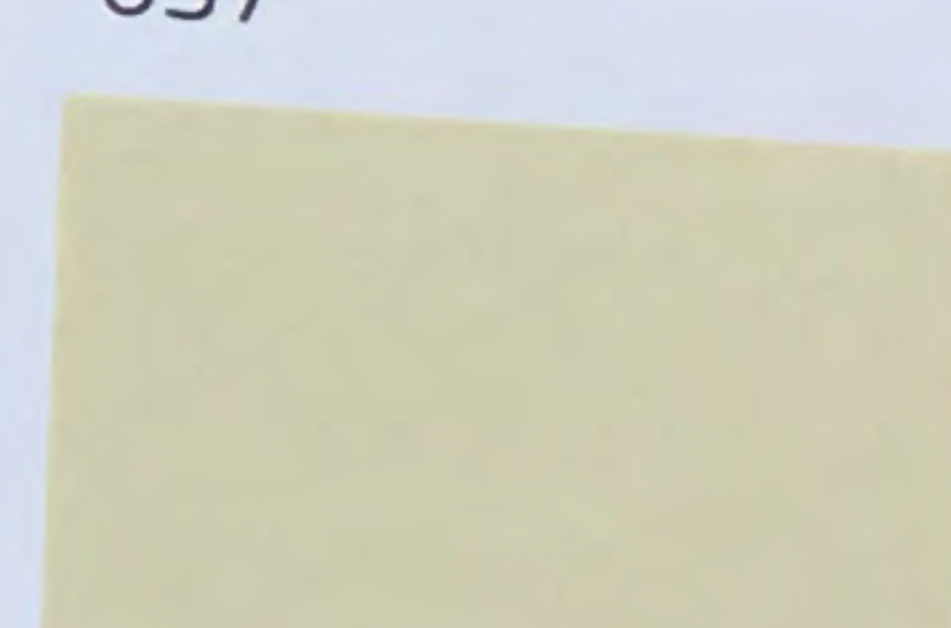
Kiikka  
637



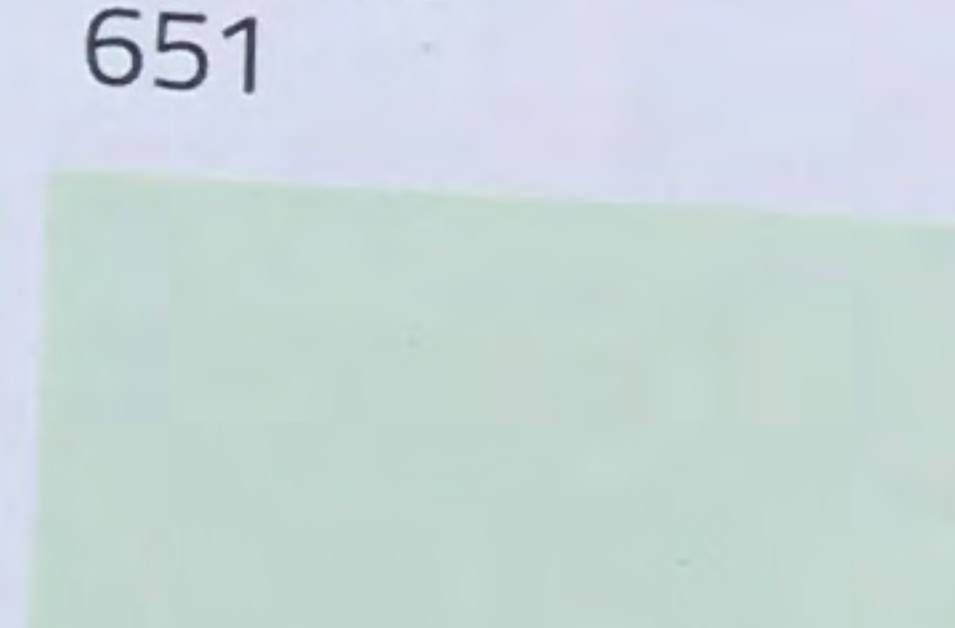
Rushes  
651



Aurora  
625



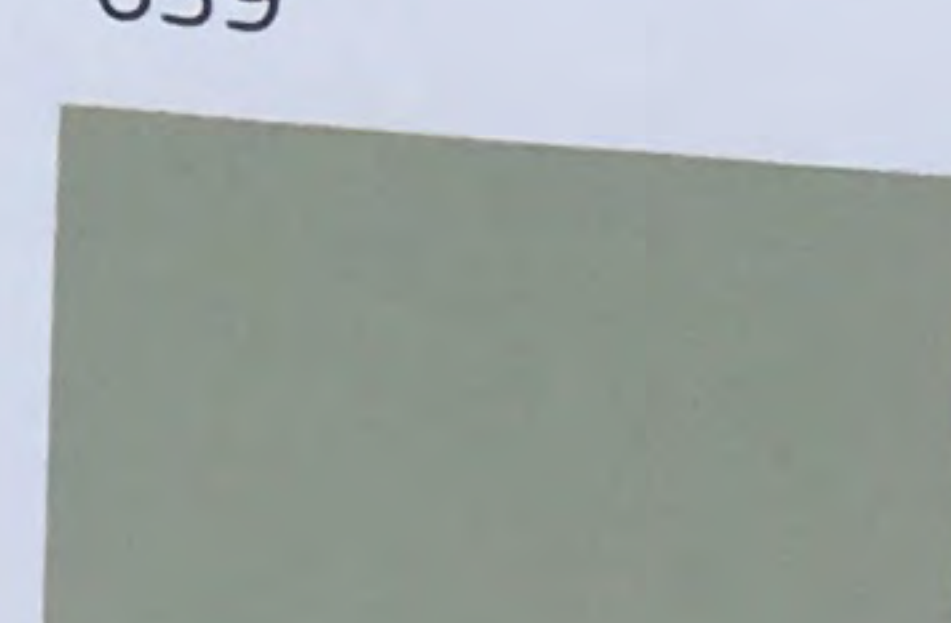
Willow  
639



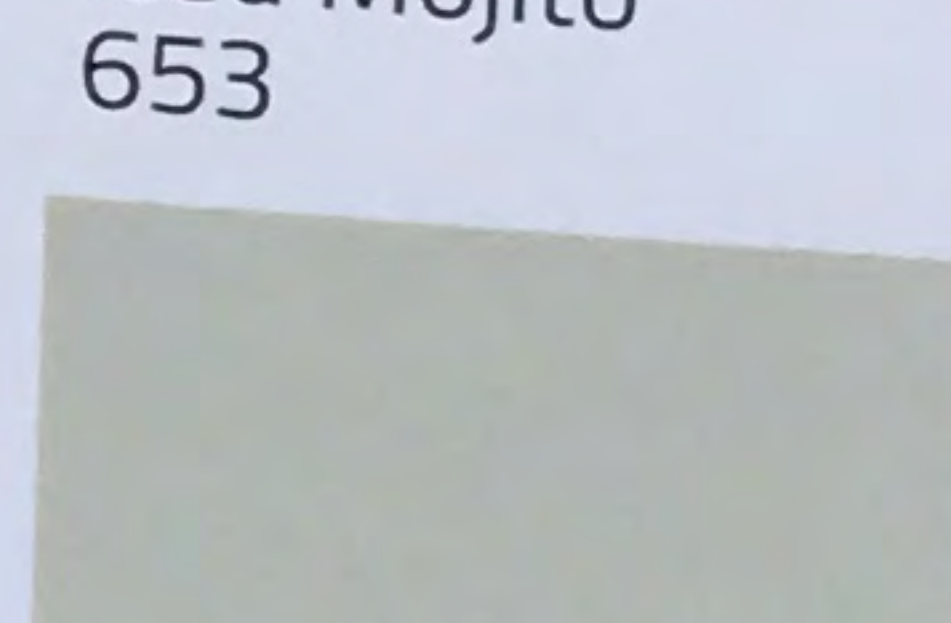
Iced Mojito  
653



Georgian  
627



Cobble  
641



Escarpment  
655

NYMNP  
24/09/2018



NYMNP

24/09/2018



**From:**

**Subject:** RE: Keepers Cottage - Stone walling labelling  
**Date:** 26 September 2018 16:19:12  
**Attachments:**

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Hi Edward

Revised link attached.

NYMNPA

26/09/2018

This should work, but let me know if you have any queries.

<https://sandersonweatherall.sharefile.com/d-s51c44a31d31416d8>

kind regards

David Fairley MRICS. Accredited Non Domestic Energy Assessor  
Partner  
Building Consultancy

For and on behalf of Sanderson Weatherall LLP

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**From:**

**Sent:** 26 September 2018 15:58

**To:**

>

**Cc:**

**Subject:** RE: Keepers Cottage - Stone walling labelling

Dear David

I think this is an internal harddrive to which we do not have access – can you attach some images to an email?

I had a call last week from a joinery contractor querying the detail of windows required for the cottage. I do not have his details to hand (I am working from home) – do you know who I need to get in touch with?

Kind regards

Edward Freedman  
Building Conservation Officer

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**From:** David Fairley



**Sent:** 25 September 2018 15:16  
**To:** Helen Webster; Edward Freedman  
**Cc:** Wendy Strangeway  
**Subject:** Keepers Cottage - Stone walling labelling

Hi Helen, Ed

Attached is a link to the photos showing the labelling of the stone work from the boundary wall at the above.

We still need to have the tree stumps attended too, but I trust that the enclosed indicates the way that this element is being treated.

Let me know if you need any further information.

Kind regards

David Fairley MRICS. Accredited Non Domestic Energy Assessor  
Partner  
Building Consultancy

For and on behalf of Sanderson Weatherall LLP

NYMNP

26/09/2018



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26/09/2018



**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 David Dalglish  
c/o Bell Snoxell Building Consultants  
fao: Mr Louis Stainthorpe  
Barclays Bank House  
Baxtergate  
Whitby  
YO21 1BW

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 09 July 2015, in respect of proposed development for the purposes of **alterations to garage and dwelling, construction of conservatory and porch extensions and reconstruction of boundary wall at Keepers Cottage, Rear of Park Hall, Main Road, Aislaby** 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 location plan	5104 02	9 July 2015
Proposed site layout	5104 07 Rev A	9 October 2015
Proposed elevations and sections	5104 06 Rev A	9 October 2015
Proposed plans	5104 05 Rev A	9 October 2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No work shall commence on the construction of the walls of the development, the chimney to be replaced, the 7 metre stretch of wall to be rebuilt, the paved terrace and ground floor hereby permitted until samples of the stone to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. The roof of the conservatory hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions

COPY

Mr C M France  
Director of Planning

Date - 9 NOV 2015  
.....

COPY

**Conditions (Continued)**

6. 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% builder's sand) with a slightly recessed bagged finish.
7. 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.
8. 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.
9. 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.
10. No work shall commence on the installation of the porch in the development hereby approved until detailed plans showing the joinery constructional details and external appearance 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.
11. The external face of the frame to all new or replacement windows and doors shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. The external glazing to be used in the development shall be standard float glass unless otherwise agreed in writing by the Local Planning Authority.
13. The material and finish of lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be agreed in writing and thereafter shall be maintained as agreed in perpetuity.
14. 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.

Continued/Conditions

COPY

Mr C M France  
Director of Planning

Date ... - 9 NOV 2015

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**Conditions (Continued)**

15. 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.
16. No work shall commence to paint the windows, doors and conservatory framework 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.
17. 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.
18. Notwithstanding the submitted plans hereby approved all rainwater goods shall be Painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
19. No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
20. A written methodology detailing how the boundary wall is to be recorded, taken down and rebuilt should be submitted to the Authority for approval in writing prior to this element of the work commencing.

**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.

Continued/Informatives

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Mr C M France  
Director of Planning

- 9 NOV 2015  
Date .....

DecisionApprove

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**Informatives (Continued)**

2. Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

**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 – 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 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.
- 7 – 19. 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.
20. 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 buildings materials and 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 recommended changes to the proposal so as to deliver sustainable development.

COPY

Mr C M France  
Director of Planning

Date ... - 9 NOV 2015