

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: Mrs Samantha Pearson  
Red House  
Thorpe Lane  
Fylingthorpe  
North Yorkshire  
YO22 4TH

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The above named Authority being the Planning Authority for the purposes of your application validated 12 May 2015, in respect of proposed development for the purposes of **change of use to cafe with shop (Use Classes A3 and A1) (no external alterations)** at **The Old Post Office, King Street, Robin Hoods Bay** has considered your said application and has granted permission for the proposed development subject to the following condition(s):

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 premises shall not be used other than as café and shop and shall not be used for any other purpose (including any other purpose in Class A3 or A1 of the Schedule to the Town and Country Planning (Use Classes) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. The premises shall remain part of the Old Post Office as a single planning unit and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
4. No goods shall be displayed, stored, sold or offered for sale on any part of the application site outside the building hereby permitted.
5. The café and shop hereby permitted shall not be open to customers outside the hours of 0800 to 2100 Mondays to Saturday and 0800 to 2100 on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.

Informative(s)

1. The applicant is advised that any proposed advertisement(s) will require the separate express consent of the Local Planning Authority under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. You are therefore advised not to display the advertisement(s) until such consent is obtained.

Continued/Reason(s) for Condition(s)



Mr C M France  
Director of Planning

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Date ... 6 JUL 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0308/CU

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**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 changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4. 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.
5. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France  
Director of Planning

Date 26 JUL 2015

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