

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

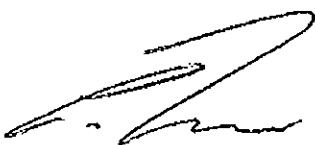
To: The Burgess Group
c/o Cedar Studio Designs Limited
fao: Mr Nicholas Greenhalgh
42 Town Street
Old Malton
Malton
YO17 7HD

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The above named Authority being the Planning Authority for the purposes of your application validated 23 August 2016, in respect of proposed development for the purposes of **change of use of part of first floor offices (Use Class B1) together with construction of pitched gable extension to form 1 no. residential apartment (Use Class C3) together with construction of access ramp** at Burgess Feeds Ltd, Priestmans Lane, Thornton-le-Dale 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 14, Classes A to I shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
5. The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. All new windows and doors in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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1 8 OCT 2016
Date

For the Rights of Appeal and Notes See Overleaf

Decision Approve

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0625/FL

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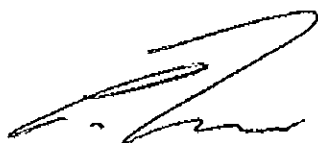
Conditions (Continued)

7. The rooflights to be installed in the development hereby permitted shall be conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
8. The steel railings associated with the proposed development shall be coloured matt black (or another colour to be agreed in writing with the Local Planning Authority) and 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 the proposed railings hereby approved until detailed plans showing the constructional details of the railings 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. 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 dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing 15/B25/OSO3A. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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. 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.
- 4 – 5. 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.
- 6 – 9. 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.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date 18 OCT 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0625/FL

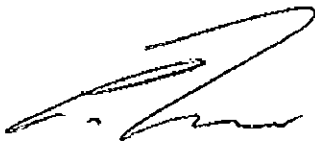
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Reasons for Conditions (Continued)

10. In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

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

11 8 OCT 2016
Date

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