

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 Roger Brooks
c/o Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

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The above named Authority being the Planning Authority for the purposes of your application validated 14 December 2012, in respect of proposed development for the purposes of alterations including erection of roof over existing swimming pool to form function room, construction of single storey extensions together with associated landscaping works including erection of bridge over lake with connecting footpath and alterations to existing access at Hackness Grange Hotel, Broxa Lane, Hackness 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 permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Hotel & Function Room Layout plan	Ref 13352/38D	14 Feb 2013
South west elevation as proposed	Ref 13352/42C	14 Feb 2013
North west elevation as proposed	Ref 13352/43C	14 Feb 2013
Proposed Improvement to Entrance	Ref 13352/61E	10 April 2013
Proposed bridge to lake	Ref 13352/49	14 Dec 2012
Proposed bridge to lake island	Ref 13352/56	14 Dec 2012
Proposed bridge to lake	Ref 13352/57	14 Dec 2012
Hotel Entrance - Revised layout plan	Ref: 13352/60D	10 April 2013

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
 4. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, 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.

Continued/Conditions

Mr C M France
Director of Planning

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25 APR 2013
Date:

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0806/FL

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Conditions (Continued)

5. No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof slate used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6. The roof of the glazed section of the function room roof and the glazed canopy on the north east elevation 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.
7. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2 ½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
8. The exposed surfaces of any new stonework or newly cut stone faces to the building to which this permission relates will be hand-tooled to match the existing stonework.
9. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained until the development hereby approved has been completed.
10. 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.
11. 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.

Continued/Conditions



Mr C M France
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Town and Country Planning Act 1990

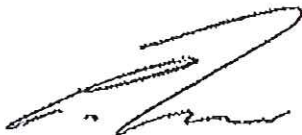
Continuation of Decision No. NYM/2012/0806/FI

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Conditions (Continued)

12. No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13. 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.
14. All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
15. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
16. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.
The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.

Continued/Conditions



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Continuation of Decision No. NYM/2012/0806/FL

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Conditions (Continued)

17. No work shall commence in relation to the construction of the bridge and clearance of vegetation on the island until the pond and island have been assessed by a qualified ecologist and details of a programme of works and method statement to mitigate the impact of the development on their potential to support white-clawed crayfish, Great Crested newts or any other species of value have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.


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 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.
- 4 to 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 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.
- 10 to 14. 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.
- 15 & 16. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
17. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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 including the external elevations of the function room, so as to deliver sustainable development.

Continued/Development Plan Policies



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Development Plan Policies Relevant to the Decision

Local Development Framework CPA – Delivering National Park Purposes and Sustainable Development
CPG – Landscape, Design and Historic Assets
DP5 – Listed Buildings
DP10 – New Employment and Training Development
DP14 – Tourism and Recreation
DP15 – Loss of Existing Tourism and Recreation Facilities

Reason for Approval

The proposed development would ensure the continued viability of an important tourist and community facility which would benefit the local economy and would not have an unacceptable impact on the character of the Listed Building or result in significant increase in traffic. The proposal is therefore in accordance with Core Policies A and G and Development Policies 5, 10, 14 and 15 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date 25 APR 2013