

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: Hackness Grange Hotel
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 9 February 2017, in respect of proposed development for the purposes of **erection of timber pavilion on lake island at Hackness Grange Hotel, Broxa Lane, Hackness**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

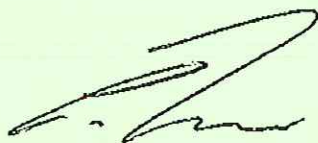
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location plan	1454/09	14 March 2017
Site plan	1454/16	14 March 2017
Layout plan	1454/17	14 March 2017
Elevations revised 1	1454/18A	14 March 2017
Elevations revised 2	1454/19A	14 March 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The pavilion hereby approved shall only be used as an ancillary facility for hotel functions at Hackness Grange Hotel and for no other purpose and shall remain in the same ownership as the above named hotel.
4. The roof of the development hereby permitted shall be clad in timber and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. No work shall commence to stain the timber frame structure hereby approved until details of the colour/finish of the frame 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.

Continued Conditions

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Mr C M France
Director of Planning

Date 06 APR 2017

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2017/0038/FL

Conditions Continued

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6. 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.
7. The proposed development hereby approved must not be altered in a manner that prevents the free ingress and egress of flood flows.
8. All spoil is to be removed from the flood plain, and there must be no raising of ground levels.

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 the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
4. 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.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6. 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.
7. To ensure there is no loss of storage in flood zone 3 and that the proposed development does not result in flood flows being displaced onto others.
8. To ensure that the proposed development does not result in a loss of flood storage, and does not displace flood flows onto others.

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



Mr C M France
Director of Planning

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06 APR 2017
Date

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Continuation of Decision No. NYM/2017/0038/FL

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

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the design detailing of the proposed pavilion so as to deliver sustainable development.

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Mr C M France
Director of Planning

Date 06 APR 2017