

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 & Mrs T White
c/o Hayes Associates
fao: Mr Andrew Hayes
First Floor
Yorkshire Bank Chambers
24 Huntriss Row
Scarborough
YO11 2EF

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The above named Authority being the Planning Authority for the purposes of your application validated 15 February 2017, in respect of proposed development for the purposes of **alterations, extension, raising of roof height and widening of gable together with construction of retaining wall and erection of summerhouse and log store (part retrospective)** at Hayburn Heights, Hayburn Wyke, Cloughton 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
Site layout as proposed	16020/07	23 Jan 2017
Site plan as proposed	16020/06	23 Jan 2017
Proposed lower ground floor & first floor	16020/05	23 Jan 2017
Elevations as proposed	16020/03	23 Jan 2017
Sections & ground floor as proposed	16020/04	23 Jan 2017
Existing outbuildings	16020/08	9 Feb 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.

Continued/Informative



Mr C M France
Director of Planning

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Date 17.2 APR 2017

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2017/0048/FL

Informative (Continued)

Informative

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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.

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. 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.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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

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Date .. 12 APR 2017