

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 John Simpson
Keasbeck Hill Farm
Harwood Dale
Scarborough
YO13 0DT

The above named Authority being the Planning Authority for the purposes of your application registered 9 August 2004, in respect of proposed development for the purposes of construction of a two storey extension at Keasbeck Hill Farm Harwood Dale have considered your said application and have granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Details of the stone and tiles, including samples if so required by the local planning authority, to be used for the external surfaces of the development hereby permitted shall be submitted to and approved by the local planning authority before the development is commenced and all the stone and tiles used in the construction of the building authorised by the approval shall conform to the details/samples so approved.
3. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilized in the development and shall thereafter be so maintained.
4. The rainwater goods utilized in the development hereby permitted shall be coloured black and thereafter so maintained.
5. The accommodation hereby approved is solely for the private domestic use of the occupiers for the time being of Keasbeck Hill Farm and this accommodation shall not be used for any purpose in association with the guest house business at Keasbeck Hill Farm unless prior written consent of the local planning authority has been obtained.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990.
- 2 to 4. The local planning authority considers that the materials used in the construction of the extension should be in character with the materials in general use in this area, so protecting the visual character and amenity and in accordance with the provisions of Local Plan policy BE6.
5. To avoid doubt and ensure compliance with policy H8 of the North York Moors Local Plan.
Continued/Development Plan policies...

Mrs V A Dilcock
Chief Planning Officer

04 OCT 2004
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2004/0414/FL

Date: 04 APR 2004

Development Plan policies relevant to the decision

Local Plan GP3 – General Development Policy
 H8 – Extensions to Dwellings

Reason for Approval

The proposed two storey extension to Keasbeck Hill Farm will not detract from the character of the original house and will not have an adverse effect on the character and special qualities of this part of the North York Moors National Park and as such meets the provisions of policies GP3 and H8 of the North York Moors Local Plan.

Mrs V A Dilcock
Chief Planning Officer