

Planning (Listed Buildings and Conservation Areas) Act 1990  
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for  
Listed Building Consent

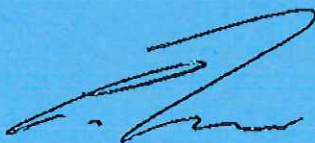
To Mr John Eisenberg  
19 Chadfield Road  
Duffield  
Belpher  
DE56 4DU

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The above named Authority being the Planning Authority for the purposes of your application validated 21 April 2017, in respect of the proposed **installation of replacement windows, dormer and doors together with internal alterations including removal of partition and external works at 8 The Esplanade, Robin Hoods Bay**, has considered your said application and has **granted** consent in respect of the proposed works 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 and amended by emails received 05 June 2017 (from J Eisenberg), 16 June 2017 (from Stephen Straw) and 05 July 2017 (from J Eisenberg) or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The dormer roof shall be clad in natural welsh slate and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. No work shall commence on the plastering of internal walls until details of the proposed plaster 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.
5. There shall be no removal of joists supporting the kitchen floor without first agreeing in writing with the Local Planning Authority the removal of such joists. No work shall commence on the installation of new or replacement joists until details of these features to be installed 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.
6. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. All new window frames, glazing bars, external door frames and doors shall be of timber construction, manufactured and installed in accordance with the constructional details submitted on 16 June 2017. The windows and doors 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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06 JUL 2017  
Date .....

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**Conditions (Continued)**

8. No work shall commence to paint or black stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out 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.

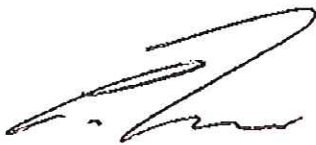
**Informative**

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 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 & 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 Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
- 6 – 8. 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/Explanation of how the Authority has Worked Positively with the Applicant/Agent



Mr C M France  
Director of Planning

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Date 06 JUL 2017

Planning (Listed Buildings and Conservation Areas) Act 1990

Continuation of Decision No. NYM/2017/0278/LB

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

Date **06 JUL 2017** .....

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