

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 Chris Buckle  
The Old Rectory  
Sneaton  
Whitby  
YO22 5HS

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The above named Authority being the Planning Authority for the purposes of your application validated 08 May 2017, in respect of proposed development for the purposes of **demolition of existing conservatory and construction of extension with glazed lantern at The Old Rectory, Sneaton**, 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        | N/A          | 20 April 2017 |
| Plans & Elevations   | CB2/17       | 20 April 2017 |

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

3. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
4. No work shall commence on the development hereby permitted until detailed plans showing the constructional details of all window frames, door frames, external doors and glazing 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, construction material and finish. The windows and doors 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.
5. The framework of the roof lantern hereby approved shall be coloured dark grey unless otherwise agreed in writing with the Local Planning Authority.
6. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

Continued/Reasons for Conditions

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Mr C M France  
Director of Planning

Date **03 JUL 2017**

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

Reasons for Conditions (Continued)

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- 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.
- 4 - 6 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.

**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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant 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

03 JUL 2017  
Date .....

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