

**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 William Noble
c/o Steven B Reed
5 Larpool Mews
Larpool Drive
Whitby
North Yorkshire
YO22 4NF

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The above named Authority being the Planning Authority for the purposes of your application validated 09 June 2017, in respect of proposed development for the purposes of **construction of a conservatory to west gable end at Howdale House, Browside, Fylingthorpe**, 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
Proposed plan view	WJN015	7 June 2017
Proposed plan elevation	WJN001	7 June 2017
Proposed front elevation	JWN0112	28 June 2017
Proposed gable elevation	JWN001	28 June 2017
Proposed rear elevation	JWN001	28 June 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.

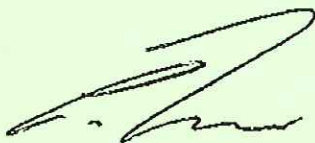
Informative

1. Please note that the footpath/track situated to the west the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

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



Mr C M France
Director of Planning

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Date **03 AUG 2017**

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.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including fenestration details so as to deliver sustainable development.



Mr C M France
Director of Planning

Date **03 AUG 2017**

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