

**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 C & Mrs J Thomas
c/o Michael Miller Architectural Consultants
Park View
Glaisdale
Whitby
YO21 2PP

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The above named Authority being the Planning Authority for the purposes of your application validated 12 June 2017, in respect of proposed development for the purposes of **change of use from dwelling to Guest House together with paved patio and alterations to fenestration at Fern Leigh, Mount Pleasant South, Robin Hoods Bay** 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by 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.
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.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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Date **03 AUG 2017**