

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 Kevin Franks  
1 Newholm Green Farm  
Back Lane to Guisborough Road  
Newholm  
Whitby  
YO21 3QY

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The above named Authority being the Planning Authority for the purposes of your application validated 24 July 2017, in respect of proposed development for the purposes of **erection of a first floor Juliet balcony and installation of uPVC french doors to side elevation at 1 Newholm Green Farm, Back Lane to Guisborough Road, Newholm**, 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	06 July 2017
Proposed Elevations	N/A	15 September 2017

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No work shall commence on the installation of the Juliet balcony balustrade until full details of the design, materials, finish and height of the balustrade have been submitted to and approved in writing by the Local Planning Authority. The balustrade shall be installed and maintained in accordance with the approved details in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
  4. The French doors in the development hereby permitted shall match the design, material and colour/finish of the windows and doors in the existing building and shall be 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.
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.

Continued/Reasons for Conditions

Mr C M France  
Director of Planning

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Date 18 SEP 2017


**Reasons for Conditions** (Continued)

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- 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 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 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 **18 SEP 2017**

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