

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 Ken Bulmer
Glendower
5 Sledgates
Fylingthorpe
Whitby
North Yorkshire
YO22 4TZ

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The above named Authority being the Planning Authority for the purposes of your application validated 17 October 2013, in respect of proposed development for the purposes of **construction of replacement garage and extension to existing workshop at Glendower, 5 Sledgates, Fylingthorpe** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

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	KB02/a	17 October 2013
Proposed Block Plan	KB04/a	17 October 2013
Plans as Existing and Proposed	KB01/a	17 October 2013

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
 4. There shall be no commercial use of the garage/workshop hereby permitted and it shall be used only for hobby/domestic purposes ancillary to the occupation of the property known as Glendower and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.

Reason(s) for Condition(s)

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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12 DEC 2013
Date:

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0740/FL

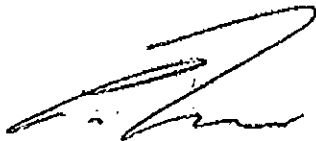
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Reasons for Conditions (Continued)

3. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.
4. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A 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 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

12 DEC 2013
Date

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