

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 & Mrs A Spagnuolo
C/o Close, Granger, Gray and Wilkin
28 Market Place
Guisborough
Cleveland TS14 6HF

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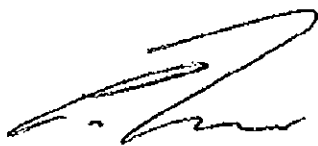
The above named Authority being the Planning Authority for the purposes of your application registered 2 November 2010, in respect of proposed development for the purposes of **conversion of workshop to form residential annexe accommodation at Jubilee House, Low Hawsker** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun 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.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Jubilee House, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family of the occupier of the main dwelling.
4. All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
5. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey or as may otherwise be agreed in writing with the Local Planning Authority.
6. Any replacement timber cladding of the external walls shall match the existing cladding in colour and material and thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority, such cladding and staining to be completed no later than one month of the development hereby permitted being first brought into use.

Informative

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development particularly for roof works mid April to mid October, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 16 DEC 2010

DecisionApproveAgent

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Reasons for Conditions

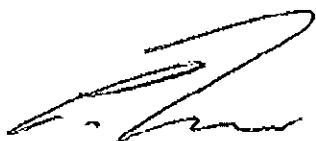
- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with NYM Development Policy 19.
- 4 to 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 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.

Development Plan policies relevant to the decision

Local Development Framework - DP19 – Householder Development

Reason for Approval

The accommodation proposed is modest in scale and neither its physical conversion nor its use would have a detrimental impact on the amenities of the neighbouring occupiers or the character of the area. The proposal is therefore considered to be in accordance with Development Policy 19 of the Local Development Framework.



Mr C M France
Director of Planning

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Date 16 DEC 2010