

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

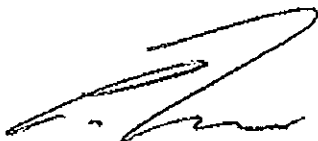
To Mr and Mrs Dowson
c/o Close, Granger, Gray and Wilkin
28 Market Place
Guisborough
Cleveland
TS14 6HF

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The above named Authority being the Planning Authority for the purposes of your application validated 23 December 2013, in respect of proposed development for the purposes of **erection of a domestic workshop and store (part retrospective) at land adjoining 5 St Heddas Terrace, Egton Bridge** 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 completed within 6 months of the date of this consent.
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 13/185/01 A 17 February 2014
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2012 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 43, Classes A to F shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. 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.
5. The building hereby permitted shall remain in the ownership of the main dwelling known as 5 St Hedda's Terrace and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date .. 1.7.FEB. 2014

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0843/FL

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Conditions (Continued)

6. No storage of materials, machinery, vehicles, waste or other items shall take place outside the building(s) on the site without the prior written agreement of the Local Planning Authority.
7. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
8. The external surface of the roof of the building hereby permitted shall be coloured black and thereafter maintained black or another colour as approved by the planning authority and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
9. The external elevations of the building hereby approved shall, within six months of the date of this consent, be clad in timber boarding. The timber boarding shall be coloured dark brown or another colour approved by the Local Planning Authority and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
10. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

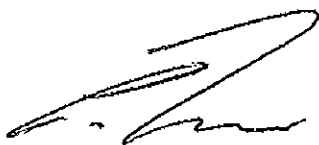
Informative

Please note that this consent only refers to the development and use of the proposed building and does not constitute Planning Permission for the Change of Use of the field to domestic curtilage.

Reasons for Conditions

1. To ensure that the unacceptable impacts of the existing development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date 17 FEB 2014

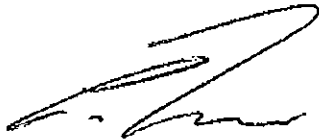
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Reasons for Conditions (Continued)

4. 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 not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
5. The site is in a position where the selling off of the building from the adjacent dwelling would be likely to be detrimental to the residential amenities of existing and future occupiers of the neighbouring properties and main dwelling.
6. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
7. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 8 -10. 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 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

Date **17 FEB 2014**

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