

2013/0827



Our Ref: 1352

23rd July '13

North York Moors National Parks
The Old Vicarage
Bondgate
HELMSLEY
North Yorkshire
YO62 5BP

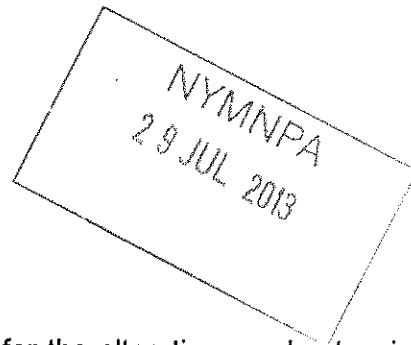
For the attention of Hilary Saunders

Dear Mrs Saunders

Hackness Grange Hotel

As required by the Planning and Listed Building Approvals for the alterations and extensions to Hackness Grange Hotel I can confirm that the following conditions will be adhered to:

- A. Conditions attached to Planning approval ref. NYM/2012/0806/FL
1. That the development hereby permitted will be begun before the expiration of three years from the date of this permission.
 2. The development hereby approved will 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. That 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.
 4. That no work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority.
 5. That no work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority.
 6. That the roof of the glazed section of the function room roof and the glazed canopy on the north east elevation hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting.



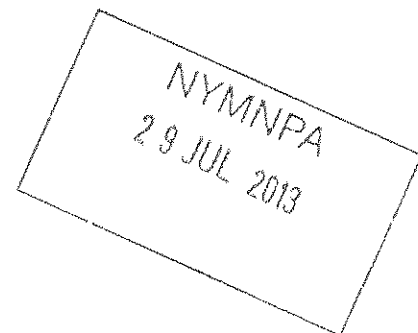
7. That all pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2 % (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
8. That the exposed surfaces of any new stonework or newly cut stone faces to the building to which this permission relates will be hand-tooled to match the existing stonework.
9. That no work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained until the development hereby approved has been completed.
10. That no work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the local Planning Authority. All doors shall be installed in accordance with the details so approved. - see attached drawings nos. 1352/112 and 1352/113.
11. That no work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details - see attached drawings nos. 1352/ 112 and 1352/113.
12. No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour and finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details and completed within six months of the date of installation.
13. Condition 13 (The guttering to the development shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding) is not applicable as all gutters in the new development are in lead and concealed by parapets.
14. Condition 14 (All rainwater goods shall be back painted cast iron) is also not applicable – see condition 13 above.
15. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
NB all trees and shrubs which exist at present to be retained – safety work to existing tree to be carried out in accordance with the attached report.

16. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone. The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority. NB all trees and shrubs which exist at present to be retained – safety work to existing tree to be carried out in accordance with the attached report. It is intended that the tree protection fencing should be a continuation of the protective fencing to delineate the builders working area and the intention is that this should be 1.8m high to obscure the working area from hotel guests – plan no 1352/114 indicates the line of the protective fencing.

17. It is confirmed that no work will commence in relation to the construction of the bridge and clearance of vegetation on the island until the pond and island have been assessed by a qualified ecologist and details of a programme of works and method statement to mitigate the impact of the development on their potential to support white-clawed crayfish, great crested newts or any other species of value have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved. The results of the ecological survey will be forwarded as soon as they become available.

B. Conditions attached to listed Building Approval ref. NYM/2012/0810/LB

1. As Condition 1. above.
2. As condition 2. above.
3. No work shall commence on the installation of new fire surrounds until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
4. External wall construction – see item A4. above
5. Roof construction – see item A5. above.
6. Glazed roof – see item A6. above.
7. Pointing – see item A7. above.
8. Stonework finish – see item A8. above.
9. Excavation work – see item A9. above.
10. Doors – see item A10. above.
11. Windows – see item A11. above.



Page 4.

12. Paintwork – see item A12. above.
13. Gutters – see item A13. above.
14. Rainwater goods – see item A14. above.

In general, it is confirmed that the external finishes throughout will accord with the approved details and will be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

I hope this completes the information required to enable you to confirm that all conditions have or will be addressed. If you do have any queries or need any additional information please let me know.

Yours sincerely

Alan Campbell

NYMNPA
29 JUL 2013