

**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 Mike Thomas
Bay Ness Farm
Robin Hoods Bay
Whitby
North Yorkshire
YO22 4PJ

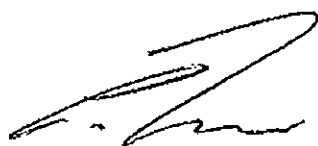
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The above named Authority being the Planning Authority for the purposes of your application validated 09 May 2014, in respect of **Listed Building consent for blocking up of existing window opening at Bay Ness Farm, Robin Hoods Bay** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. In the opinion of the Local Planning Authority, the loss of this characterful, vernacular window would constitute further harm to the character and significance of this heritage asset and as such would be contrary to Development Policy 5 of the Local Development Framework which seeks to resist development that will have an unacceptable impact on the special historic or architectural interest of a Listed Building and Paragraph 132 of the National Planning Policy Framework which states that "any harm or loss should require clear and convincing justification". No such justification has been put forward for the work.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France
Director of Planning

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Date ... 4 JUL 2014