

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

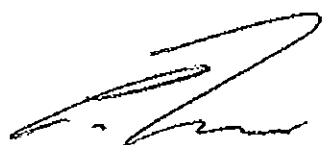
To: Mr Paul Dennis  
c/o Mrs Rachael Oldroyd  
Just-H-Architects  
7 Jordan Street  
Knott Mill  
Manchester  
M15 4PY

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 28 July 2014, in respect of proposed development for the purposes of **construction of replacement 44 bed annexe accommodation at Boggle Hole Youth Hostel, Mill Beck, Fylingthorpe** 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 commenced 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, other than the colour of the timber staining, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The bedroom units hereby approved shall not be used for residential purposes other than holiday letting purposes in association with Boggle Hole Youth Hostel and shall not be sold or leased off from that Youth Hostel, without a further grant of planning permission from the Local Planning Authority.
4. No external lighting shall be installed in the development hereby permitted other than in accordance with the details included in the approved drawings. The lighting shall be installed and shall be maintained in that condition in perpetuity.
5. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey/black and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
6. The external elevations of the annexe accommodation hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7. No work shall commence on the staining of the timber cladding of the development hereby permitted until details of the colour, including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The external timber cladding shall be stained in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Continued/Conditions



COPY

Mr C M France  
Director of Planning

Date . . . 22 . SEP . 2014

For the Rights of Appeal and Notes See Overleaf

Decision/Approve

COPY

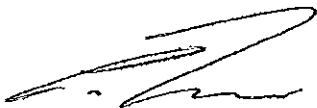
**Conditions (Continued)**

8. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
  - i) a programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.
9. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of temporary warning signs to be erected in the vicinity of the site access have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved signs shall be maintained until the completion of construction works on the site.
10. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 6 of the submitted Bat Survey dated July 2014

**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 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. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
4. 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.
5. 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.
- 6 & 7. 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.
8. In accordance with NYM Development Policy 23 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
9. In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.
10. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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



Mr C M France  
Director of Planning

COPY

Date 22 SEP 2014

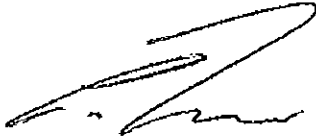
TOWN AND COUNTRY PLANNING ACT 1990

COPY

Continuation of Decision No. NYM/2014/0462/FL

**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 confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.



Mr C M France  
Director of Planning

Date 22 SEP 2014

COPY