



Decision No. NYM4/033/0204F/PA

**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 Messrs JB & J McNeil
c/o Bell-Snoxell Associates
Barclays Bank House
Baxtergate
Whitby, N. Yorks
YO21 1BW

The above named Authority being the Planning Authority for the purposes of your application dated 6 February 2002, in respect of proposed development for the purposes of **change of use and alterations to redundant farm buildings to form 4 holiday letting units at Long Lease Farm, Hawsker Lane, 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 five years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Office on the 13 May 2002.
3. The stonework and roofing tiles of the development hereby permitted shall match as closely as possible those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
4. All new window frames, glazing bars, door frames and doors shall be of single glazed timber construction, stained or painted in accordance with details to be submitted to and approved in writing by the local planning authority and thereafter be so maintained.
5. Prior to the commencement of the development hereby approved, detailed plans showing the constructional details of all window frames to be used in the development shall be 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 detailed plans and thereafter be so maintained.
6. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilized in the development and shall thereafter be so maintained.

Continued/7 ...

V A Dilcock

NYMNPA
21 JAN 2014

Mrs V A Dilcock
Chief Planning Officer

Date . . . 6 JUN 2002 . . .

NOTE :-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

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Date: 6 JUN 2002

Conditions (Continued)

7. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the local planning authority.
8. Details of any replacement lintels, to be used in the development hereby permitted shall be submitted to and approved in writing by the local planning authority, before the development is commenced and all the lintels used in the development shall conform to the details/samples so approved.
9. Prior to the commencement of the development hereby approved, full details of all external soil pipes, vents and flues shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be undertaken and maintained in accordance with the approved details.
10. There shall be no means of vehicular or pedestrian access to or from the application site other than from WY138R Hawsker Lane and the existing access onto the A171 shall be permanently closed off and the associated access works shall be removed prior to any part of the development hereby permitted being first occupied unless otherwise approved in writing by the local planning authority.
11. Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:
 - i. the crossing of the highway verge and/or footpath shall be constructed in accordance with Standard Detail number E7A and the specification of the local highway authority.
 - ii. Any access gates shall be made to open inwards only.
12. The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one financial year.
13. None of the development hereby approved shall be sold off or separated from the main dwelling for the time being known as Long Lease Farm but shall remain as one single planning unit with this existing dwelling.

Continued/14 ...

V A Dilcock

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Chief Planning Officer

NYMNPA 21 JAN 2014

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Date: . . . 6 JUN 2002 . . .

Conditions (Continued)

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without the prior written consent of the local planning authority.
15. No demolition and rebuilding work additional to that specified in the structural report received at the National Park Office on the 7 February 2002 shall be carried out in undertaking the development hereby permitted without the prior written approval of the local planning authority.
16. Prior to the commencement of the development hereby permitted full details of the hard surfacing to be utilised on the site shall be submitted to and approved in writing by the local planning authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details.
17. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.
18. Within 3 months of the commencement of the development hereby permitted, the existing fencing erected to create a curtilage to the north-west of unit 3 shall be removed and the area thereafter maintained free from all forms of enclosure.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990.
2. To avoid doubt.
- 3 to 9. The local planning authority is anxious to ensure that the materials used will be in character with the materials in general use in the area.
10. In the interests of the safety and convenience of users of the highway and of the free flow of traffic on the highway and in the interests of the character and appearance of the area.

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V A Dilcock

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Chief Planning Officer

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Reasons for Conditions (Continued)

11. In the interests of the safety and convenience of users of the highway and of the free flow of traffic on the highway.
- 12 & 13. The local planning authority does not consider that adequate amenities could be provided to make the units of residential accommodation suitable for permanent human habitation and do not consider this a suitable location to establish further independent permanent dwellings.
- 14 & 15. To enable the local planning authority to retain control over the development and in the interests of amenity.
16. In the interests of the character and appearance of the area.
17. To avoid pollution of watercourses and ensure the proposed development has satisfactory sewage disposal facilities.
18. To preserve the setting of these historically important former agricultural buildings.

V A Dilcock .

Mrs V A Dilcock
Chief Planning Officer

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BELL SNOXELL ASSOCIATES LTD

Chartered Surveyor, Architectural & Planning Consultants
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW

17th January 2014

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your ref NYM4/033/0204F/PA
Our Ref BGS/PG/S.3304

Dear Sir,

Re Application for the Variation of a Condition.
Far View Cottage, Long Leas Farm, Hawsker Lane, Hawsker, Whitby,
YO22 4LA
Applicants – Messrs J B & J McNeil

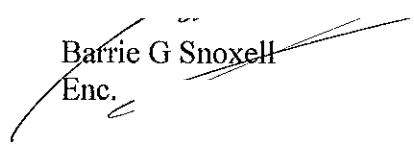
I refer to the above and enclose an application for the removal/variation of a condition following the granting of planning consent in June 2002.

I enclose, with the application forms, copies of all of the necessary documents including site and location plans, a floor plan of the building and copies of the original consent. The specific condition which is affected by the application is Condition 12.

I also enclose our Clients' cheque.

If you have any queries regarding the submission please do not hesitate to contact me.

Yours faithfully,


Barrie G Snoxell
Enc.

NYMNPA
21 JAN 2014

Barrie G Snoxell BA, FRICS, IHBC (Director)
Jane M Snoxell (Director)
Stuart J Emerson BSc., MRICS (Consultant)

www.bell-snoxell.co.uk

