

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 WJ and SA Morris  
c/o 1 White Point Avenue  
Whitby  
North Yorkshire  
YO21 3JG

The above named Authority being the Planning Authority for the purposes of your application registered 21 June 2006, in respect of proposed development for the purposes of change of use of barn to form a dwelling and a residential annexe (revised scheme) at Hall Farm, Low 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 three 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 Department on the 18 July 2006 and 20 July 2006.
3. 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 a further grant of planning permission being obtained from the Local Planning Authority.
4. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Hall Farm, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family of the occupier of the main dwelling.
5. No work shall commence on site to clear or strip out the building to which this permission relates until, a full structural survey and condition report from an appropriately qualified professional has been submitted to and approved in writing by the Local Planning Authority. This report shall include an assessment of the extent to which works or repairs are necessary and the amount of new structural work needed to enable the conversion. The work shall not be carried out otherwise than in accordance with the approved details.
6. No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

Continued/Conditions 7 to 15

V A Dilcock

Mrs V A Dilcock  
Chief Planning Officer

Date: 15 AUG 2006

Decision Approve

Continuation of Decision No. NYM/2006/0491/CU

Date: 15 AUG 2006

Conditions (Continued)

7. All new stonework and roofing tiles used in the development hereby permitted shall match as closely as possible to those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
8. No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/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 shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
10. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11. No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. 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.
13. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
14. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details.
15. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hard surfacing to be utilised on the site have been 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.

Continued/condition 16

V A Dilcock

Mrs V A Dilcock  
Chief Planning Officer

Date: 15 AUG 2006

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2006/0491/CU

Date: 15 AUG 2006

Conditions (Continued)

16. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed vehicular access, parking and turning arrangements have been submitted to and approved in writing by the Local Planning Authority in consultation with the local Highway Authority. The development shall not be brought into use until the access, parking and turning has been constructed in accordance with the specification so approved. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reasons for conditions

1. To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Policies GP3 and BE6 of the North York Moors Local Plan.
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 Policies BE6 and GP3 of the Local Plan.
4. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with Policy H10 of the North York Moors Local Plan.
5. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of Policy BE13 of the North York Moors Local Plan
6. In order to comply with the provisions of Policy NE4 of the North York Moors Local Plan which seeks to protect species protected under national and international legislation.
7. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.
- 8 to 13. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.
14. In order to comply with the provisions of Policy BE10 of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Continued/condition 16

*V A Dilcock*

Mrs V A Dilcock  
Chief Planning Officer

Date: 15 AUG 2006

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Continuation of Decision No. NYM/2006/0491/CU

Date: 15 AUG 2006

Conditions (Continued)

15. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Policy BE10 of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
16. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, and to comply with the provisions of Policies T7 and T9 of the North York Moors Local Plan which seeks to ensure that new development has satisfactory highway and parking facilities.

Development Plan policies relevant to the decision

Local Plan H9 -- Curtilage Buildings  
H10 -- Annexe Accommodation  
BE13 -- Conversion of Traditional Rural Buildings to Permanent Residential Use; - within the settlements listed under Policies H1 and H3

Reason for Approval

In the opinion of the National Park Authority, the buildings are suitable for the conversion and the nature of the proposed development would not have a detrimental impact on the character of the area or this group of buildings. The proposed sub-division of this unit is proposed to provide annexe accommodation to serve a long-term ancillary function for the applicant and family. The proposal would therefore be in accordance with Policies BE13 and H10 of the Local Plan.

V A Dilcock

Mrs V A Dilcock  
Chief Planning Officer