

05 March 2015

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



Our Ref PSB/1005263  
Your Ref NYM/2013/0292/FL

Dear Sir/Madam

**Property details: Construction of Farmhouse and Farmbuildings with new access – Cloughton Fields, Station Lane, Cloughton, Scarborough**

**Applicant name: The Duchy of Lancaster**

Please find enclosed our Application for Approval of Details Reserved by Condition in relation to our planning application for the above site (Your Ref: NYM/2013/0292/FL dated 24 July 2013). The conditions to be discharged are: Conditions 5, 8, 11, 14 and 17. The following documents comprise our application:

- 3 No. copies of the 'Application for Approval of Details Reserved by Condition' form and the original form.
- 4 No. copies of the following drawings:  

1005263/27 Rev B	Proposed Site Drainage
1005263/28	Window Schedule
1005263/29	External Lighting
1005263/30	Local Drainage
- Cheque in the sum of £97.00 for the Discharge of Condition Fee.
- Relevant product information and photographs.

### Condition 5

*"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. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity."*

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Edinburgh • Exeter • Fochabers • Haddington • Lichfield • Lincoln • London • Maidstone • Marlborough • Newmarket • Oxford  
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Please find enclosed drawing 1005263/29 External Lighting which shows the extent of the external lighting proposed in the project. The lighting to the agricultural areas will be floodlight LED's to provide suitable working conditions during the hours of darkness. The lights will have PIRs for security but outside of working hours the floodlights will not be constantly activated to minimise light pollution. The house will have domestic external lighting suitable for security and access and also be PIR activated. The domestic lighting will be lantern on bracket type with a max 150w bulb and be activated when required.

#### **Condition 8**

*"No work shall commence on the construction of the walls of the development hereby permitted until details of the brick including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and the brick used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority."*

The brick to be used on this project for external surfaces will be York Handmade "Thirkleby" 65mm brick to maintain the character of the existing building. Product information attached.

#### **Condition 11**

*"No work shall commence on the installation of any replacement or new windows 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 and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority."*

Please find enclosed drawing 1005263/28 Window Schedule with construction details of the proposed windows. The four proposed roof lights will be Conservation Rooflights by The Rooflight Company and be "On the Rafter" CR15's.

#### **Condition 14**

*"No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted 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."*

External windows and doors will be painted in BS 10D21 – French Grey. Sample photograph attached - Holiday Cottages at Scalby Lodge, Coastal Road, Scarborough, YO13 0DA. Hardwood timber entrance doors to be stained with Osmo Natural Oil Woodstain colour Oak (Ref: 706) – Product information attached.



**Condition 17**

*"No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details."*

This condition was partially discharged with the decision ref: NYM/2014/0538/CVC in relation to the access road and additional detail regarding drainage for the proposed dwelling shown on drawings 1005263/27 Rev B Proposed Site Drainage and 1005263/30 Local Drainage. Surface water run-off from the agricultural buildings and hard-standings to run into the new perimeter drainage system. This will connect into the existing drainage ditch which leads to the existing system running to Hun Dale and the sea.

I trust that the above and enclosures are satisfactory for your purposes. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Paul Brown • BSc (Hons) ACIAT

Encs

