

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 Mrs Lucy Monk
c/o Miss Victoria Wharton
Red Scar Lane
Newby
Scarborough
YO12 5RH

The above named Authority being the Planning Authority for the purposes of your application registered 26 January 2010, in respect of proposed development for the purposes of **construction of first floor extension above sunroom and replacement porch with link above (revised scheme to NYM/2008/0323/FL) at Little Garth, Hackness Scarborough** 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. 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.
4. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained.
6. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Informative

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date **22 MAR 2010**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0064/FL

Informative

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development particularly for roof works mid April to mid October, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.

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 the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. 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.
- 4 – 6. 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.

Development Plan policies relevant to the decision

Local Development Framework DP19 – Householder Development

Reason for Approval

The proposed extension would be of an appropriate scale and has been designed to be in keeping with the character of the existing dwelling. Consequently the proposal would not have a detrimental impact on the character of the existing dwelling or the amenities of the area and therefore would be in accordance with Development Policy 19 of the NYM Local Development Framework.

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date **22 MAR 2010**