

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
LISTED BUILDING CONSENT

To Mr John Fewster
C/o G.F. Attridge Builders
Dean Hall
Sneaton
Whitby
North Yorkshire
YO22 5HY

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The above named Authority being the Planning Authority for the purposes of your application registered 1 February 2010, in respect of the proposed development for **internal and external alterations including replacement windows and replacement of rear flat roof with pitched roof at Rose Cottage, Thorpe Green Bank, Fylingthorpe** have considered your said application and have **granted** consent in respect of the proposed works 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 letter received at the National Park Authority on the 29 March 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone 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 stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
5. All pointing in the development hereby permitted shall accord with the following specification - a lime based mortar mix of 1:3 (lime, sand mix of 50 per cent sieved sharp sand and 50 per cent builders sand) with a slightly recessed bagged finish.
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 utilised in the development and shall thereafter be so maintained.
7. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
8. The 2no. fireplaces included in this application shall be replaced in accordance with the brochure details received at the National Park Office on 4 March 2010.

Continued/Reasons for Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

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Date: . . . 29 MAR 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0074/LB

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Reasons for Conditions

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 Development Policy 3.
- 3 to 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. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

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Date: **29 MAR 2010**