

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

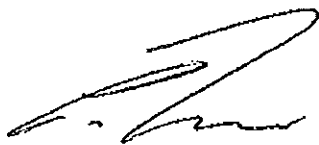
To Mr Peter Chapman  
C/o Miss Victoria Wharton  
Red Scar Lane  
Newby  
Scarborough  
YO12 5RH

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 15 March 2010, in respect of proposed development for the purposes of **construction of a conservatory to side together with replacement double garage to rear at East Mount, Suffield, 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 permitted shall not be carried out other than in accordance with the application plans as amended by the plans received by the National Park Authority on 14 June 2010 and the letters received on 14 June 2010 and 2 August 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The garage hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the garage hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing.
5. The frame, glazing bars and external doors for the conservatory hereby permitted shall be of timber construction and be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. The roof of the garage hereby permitted shall be clad with traditional non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
7. All garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design, side hung with a dark brown stained finish and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

COPY

Date: 06 AUG 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0210/FL

Conditions (Continued)

COPY

8. No work shall commence in preparation for the conservatory hereby permitted (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of:
- (i) Implementation, supervision and monitoring of the approved Tree Protection Scheme and/or Tree Pruning/Felling Specification.
  - (ii) Implementation, supervision and monitoring of all approved construction works within any Tree Protection Zone or otherwise protected in the approved Tree Protection Scheme.
  - (iii) Timing and Phasing of Arboricultural works in relation to the approved development and details of communication between the interested parties.

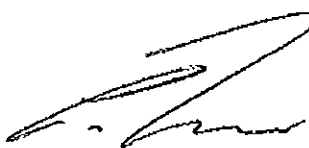
**Informative**

It is noted from information contained with the application that some of the outbuildings which are proposed to be removed are constructed from building materials which contain asbestos. The applicant is therefore reminded that the disposal of asbestos must be carried out using the appropriate protection measures and is advised to contact the Health and Safety Executive for further advice.

**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 that the details of the development comply with the provisions of NYM Core Policy A and Development Policy 3.
- 3. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line NYM Core Policy J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
- 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 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.
- 5 & 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. In order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

Continued/Development Plan policies

 COPY

Mr C M France  
Director of Planning

Date: 06 AUG 2010

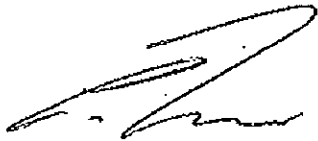
COPY

**Development Plan policies relevant to the decision**

Local Development Framework - DP19 – Householder Development

**Reason for Approval**

The proposed double garage is considered to be of a size, scale, position, design and materials commensurate with the host dwelling and intended garage/workshop purpose. The proposed conservatory is not considered to detract from the character or setting of the host dwelling and subject to the submission of an arboricultural method statement is not expected to result in undue negative impact on the important mature oak tree at the site. In view of the above, the proposals are considered to comply with Development Policy 19 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

COPY

Date: **06 AUG 2010**