

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

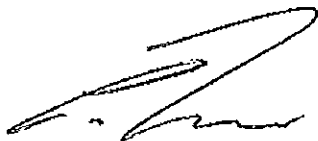
NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr David Marsden
The Gatehouse
Newlands Road
Cloughton
Scarborough
North Yorkshire
YO13 0AR

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The above named Authority being the Planning Authority for the purposes of your application registered 13 May 2010, in respect of **removal of condition 4 of planning approval NYM4/024/0513 to allow the replacement of windows with uPVC double glazed units at The Gatehouse, Newlands Road, Cloughton** have considered your said application and have **refused** permission for the proposed development for the following reasons(s):

1. The proposed development by reason of the design and appearance of the uPVC materials would not respect the character and appearance of fenestration of the host property which is of attractive Victorian design and currently benefits from a number of original Victorian windows. As such the proposal would be contrary to Development Policy 3 and Development Policy 19 of the North York Moors Local Development Framework which seek to maintain and enhance the distinctive character of the National Park and ensure that there is a high standard of design and quality of materials which reflects or complements the local vernacular and does not detract from the character of the original dwelling. The proposal is also considered to be contrary to the advice contained within the Authority's adopted Design Guide which recommends that uPVC is avoided in favour of timber which is a more traditional and sustainable building material.



Mr C M France
Director of Planning

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Date: **08 JUL 2010**