

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

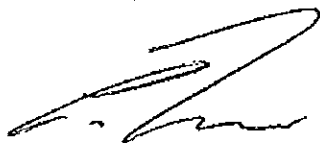
To Mr John Guthrie  
C/o Alan Campbell Architects  
7 Cliff Bridge Terrace  
Scarborough  
YO11 2HA

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 28 May 2010, in respect of proposed development for the purposes of **construction of two extensions to form additional accommodation to farmhouse and 1 no. integral holiday cottage (revised scheme to NYM/2009/0121/FL) at Manor House Farm, Troutdale** 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The 2 bedroom dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5. The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling know as Manor House Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.
6. 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.

Continued/Conditions



COPY

Mr C M France  
Director of Planning

Date: **22 JUL 2010**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0425/FL

COPY

Conditions (Continued)

- 7. 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.
- 8. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
- 4. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
- 5. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
- 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.
- 7 & 8. 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 -
- CPG – Landscape, Design and Historic Assets
  - CPJ – Housing
  - DP3 – Design
  - DP5 – Listed Buildings
  - DP19 – Householder Development

Continued/Reason for Approval

COPY

Mr C M France  
Director of Planning

22 JUL 2010  
Date: .....

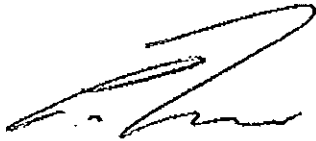
TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0425FL

COPY

**Reason for Approval**

It is considered that the proposed extensions and alterations would not have a detrimental impact on the character and fabric of this Listed Building or the character of the area. The proposal would therefore be in accordance with Core Policy G and Development Policies 3, 5 and 19 of the NYM Local Development Framework. Furthermore the proposed sub-division of the property and creation of a holiday unit, within the existing building, would be managed from the host dwelling would be in accordance with Core Policy J of the NYM Local Development Framework.



Mr C M France  
Director of Planning

Date: ..... **22 JUL 2010** .....

COPY