

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

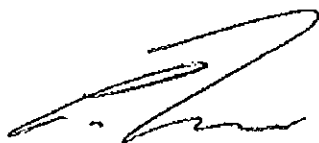
To Mr John Guthrie
C/o Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

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The above named Authority being the Planning Authority for the purposes of your application registered 28 May 2010, in respect of the proposed development for **two extensions and internal alterations (revised scheme to NYM/2009/0122/LB)** at **Manor House Farm, Troutsdale** 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 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. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. Prior to the installation of any new glazing within the development hereby approved, details of type of glazing to be used shall be approved in writing by the Local Planning Authority and thereafter be carried out in accordance with the approved details and thereafter be so maintained.
5. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with 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



Mr C M France
Director of Planning

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22 JUL 2010
Date:

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0426/LB

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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.
- 9. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 10. The roof of the development hereby permitted shall be clad with traditional, hand made natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
- 11. Any plaster to be used on the internal walls shall be lime plaster, and not gypsum.
- 12. Prior to any work being undertaken to any of the fireplaces within the building, details of treatments to the fireplaces in the existing living room and dining room shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be undertaken in accordance with those approved details and be so maintained.
- 13. The existing rear window to the existing store shall be retained and re-used in the extension forming the kitchen, unless otherwise agreed in writing by the Local Planning Authority.
- 14. Prior to the removal of the existing bathroom door, details of where this door is to be re-used within the development shall be submitted to and approved in writing by the Local Planning Authority and shall be re-used as agreed and thereafter be so maintained.
- 15. Details of lifting and re-instatement of the stone floors, including the replacement of concreted areas with reclaimed stone, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a measured drawing showing each stone flag numbered, annotations showing in-filled areas and a method statement outlining how the flags are to be lifted, stored and re-laid in advance of commencement of works. The flagstones shall be re-instated in accordance with these approved plans and thereafter be so maintained.
- 16. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hard surfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details.

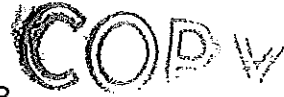
Continued/Reasons for Conditions

Mr C M France
Director of Planning

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22 JUL 2010

Date:



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 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 to 5 & 7 to 9. 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.
- 6 & 10. 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.
- 11 to 15. 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.
- 16. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

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Mr C M France
Director of Planning

22 JUL 2010
Date: