

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

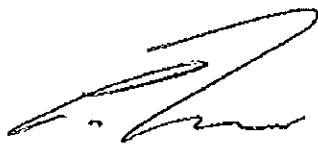
To Ms Joe Cook
C/o Jason B Wade
23 Fairbanks
Wharf Street
Sowerby Bridge
West Yorkshire HX6 2AB

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The above named Authority being the Planning Authority for the purposes of your application registered 7 June 2010, in respect of proposed development for the purposes of **construction of single storey and two storey extensions (revised scheme to NYM/2009/0341/FL)** at **Hollins Lodge, Grosmont** 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. The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority, such rendering and colouring to be completed no later than one month of the development hereby permitted being first brought into use.
4. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
5. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
7. 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.
8. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
9. The first floor bedroom window in the west elevation of the development hereby approved shall not be glazed other than with obscure glass and shall not be capable of being opened. It shall be maintained in that condition in perpetuity.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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19 JUL 2010

Date:

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0444/F1

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Reasons for Conditions

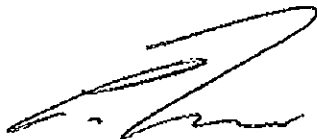
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3 & 4. 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 to 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.
9. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.

Development Plan policies relevant to the decision

Local Development Framework - DP3 – Design
DP19 – Householder Development

Reason for Approval

The extensions and alterations are considered to respect the character and form of the host building in terms of scale, height, form, position and the design of the development does not detract from the character and form of the original dwelling, its setting in the landscape or that of the residential amenity of neighbouring properties. The development is therefore in compliance with Core Policy A and Development Policies 3 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date: 19 JUL 2010