

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 & Mrs C Duncalfe
c/o Riverside Design Group
Barclays Bank House
Baxtergate
Whitby
North Yorkshire
YO21 1BW

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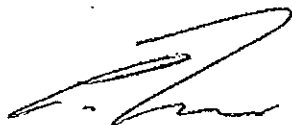
The above named Authority being the Planning Authority for the purposes of your application registered 18 June 2010, in respect of proposed development for the purposes of **construction of single storey pitched roof side extension at Glen Lyn, Station Road, Robin Hoods Bay** have considered your said 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 brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. 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.

Informative

If it is the intention to operate a Bed and Breakfast Business from this property, you should contact the Local Planning Authority with details of the numbers of rooms you intend to let, in relation to the total number of rooms in the house, in order that the Local Planning Authority can assess whether a change of use requiring planning permission would occur.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date ... **2.8 JUL 2010**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0450/FL

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Reasons for Conditions

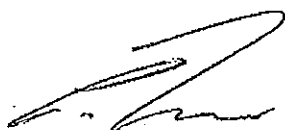
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. 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.
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 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	DP3 – Design DP19 – Householder Development
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Reason for Approval

The proposed extension would not have a detrimental impact on the character of the existing property or the amenities of the occupiers of the adjacent property or the character of the area and would therefore be in accordance with Development Policies 3 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date ... **28 JUL 2010**