

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

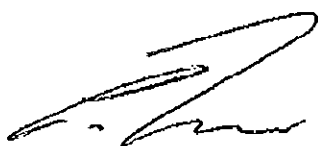
To Mr Michael Parker
C/o Mr Mike Swinglehurst
The Stables
Wigman Hall
Crockey Hill
York YO19 4SQ

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The above named Authority being the Planning Authority for the purposes of your application registered 16 July 2010, in respect of proposed development for the purposes of **construction of a two storey side and front extension and replacement of 1 no. dormer window at Knaggy House Farm, Sneaton** 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 permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 18 September 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
4. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
5. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. 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.
7. 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.
8. No work shall commence on the construction of the external walls of the extensions hereby permitted until details of the proposed "expansion joint walling" has been submitted to the Local Planning Authority for written approval. The extensions shall be constructed wholly in accordance with the approved expansion joint details.
9. The cheeks of the dormer windows hereby approved shall be clad in lead sheet formed in the Local tradition and thereafter so maintained.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 01 NOV 2010

DecisionApproveAgent

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Reasons for Conditions

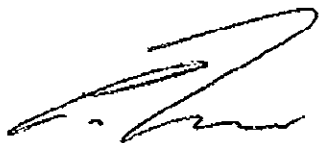
- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
- 3 & 4. For the avoidance of doubt and 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 7. 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.
- 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 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.
- 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.

Development Plan policies relevant to the decision

Local Development Framework - DP19 – Householder Development

Reason for Approval

In view of the above and by reason of the improved design changes to minimise the impacts of the scale, massing and position of the proposed extensions it is considered to be consistent with Development Policy 19 of the NYM Local Development Framework and the advice contained within Part 2 of the Authority's adopted Design Guide, approval is therefore recommended.



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Mr C M France
Director of Planning

Date: 01 NOV 2010