

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 Steve Totty
C/o Russell Lumb Architects
Joby Cottage
West Lane
Snainton
Scarborough
North Yorkshire YO13 9AR

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The above named Authority being the Planning Authority for the purposes of your application registered 27 August 2010, in respect of proposed development for the purposes of **conversion of barn to form holiday letting accommodation, construction of single storey extension to dwelling at Stoupe Brow Farm, Browside, Ravenscar** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

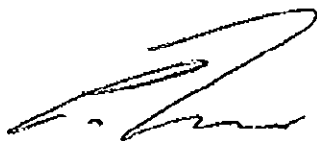
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended and as set out on the following drawings:

Plan Description	Drawing No.	Date Received
Site Layout	07A	15 October 2010
Location Plan	01B	15 October 2010
Elevations and Floor Plans	07A, 08A, 09B, 10A and 11B	15 October 2010

 or in accordance with 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 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no extensions or alterations to the holiday cottage hereby permitted shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The holiday cottage unit(s) 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 Stoupe Brow 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.

Continued/Conditions

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Mr C M France
Director of Planning

22 OCT 2010

Date:

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Conditions (Continued)

- 6. No work shall commence on site to clear or strip out the building to which this permission relates until, a full structural survey and condition report from an appropriately qualified professional has been submitted to and approved in writing by the Local Planning Authority. This report shall include an assessment of the extent to which works or repairs are necessary and the amount of new structural work needed to enable the conversion. The work shall not be carried out otherwise than in accordance with the approved details.
- 7. 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.
- 8. 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.
- 9. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
- 10. All new window frames, glazing bars and external door frames utilized in the proposed holiday cottage hereby approved 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.

Informative

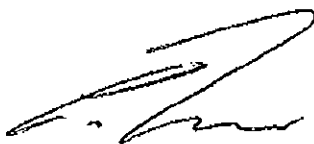
All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development particularly for roof works mid April to mid October, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.

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. 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.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

Date: 22 OCT 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0551/FL

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Reasons for Conditions (Continued)

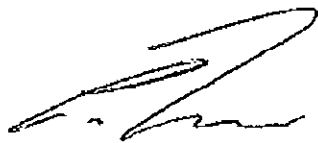
4. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
5. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
6. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
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 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.
- 8 to 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 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 - DP8 – Conversion of Traditional Rural Buildings
DP19 – Householder Developments

Reason for Approval

The proposed extension to the existing dwelling would be in keeping with the size and scale of the host dwelling and would not be visually intrusive in the immediate or wider landscape and the proposed barn conversion would result in the existing character of the barn being maintained. The proposal is therefore considered to be in accordance with Development Policies 8 and 19 of the NYM Local Development Framework.



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Director of Planning

Date: 22 OCT 2010