

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 Andrew Little
C/o R Agar Assc. Ltd
Ivy House Farm
8 Main Road
Aislaby
North Yorkshire
YO21 1SW

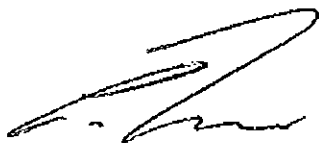
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The above named Authority being the Planning Authority for the purposes of your application registered 20 October 2010, in respect of proposed development for the purposes of **conversion of outbuilding to form residential annexe to main dwelling (revised scheme of NYM/2010/0264/FL)** at **Woodleigh House, 21 Main Road, Aislaby** 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 6 December 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Woodleigh House, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family of the occupier of the main dwelling.
4. Notwithstanding the submitted plans the area to the east of the building edged red on the submitted plans shall not be used to create a separate residential curtilage and this consent does not permit the use of that land for anything over and above its current purpose. The area of land beyond this within the boundary wall enclosure shall be retained as garden and maintained in that condition in perpetuity.
5. The door openings on the west elevation of the development hereby permitted shall be not be capable of being opened and shall be maintained in that condition in perpetuity.
6. This permission has been granted in accordance with the details specified in the survey prepared by Richard Agar received on 30 July 2010. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.

Continued/Conditions

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Mr C M France
Director of Planning

Date: 15 DEC 2010

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0608/FL

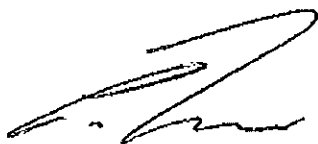
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Conditions (Continued)

7. All pointing in the development hereby permitted shall accord with the following specification - a lime based mortar mix of 1:3 (lime, sand mix of 50 per cent sieved sharp sand and 50 per cent builders sand) with a slightly recessed bagged finish.
8. 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.
9. 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.
10. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed 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.
11. 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.
12. The infill panel to the garage doors, new door and window to the east elevation should be set to the inside wall face to maximise reveals and shall be maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Detailed plans showing the depth of reveal shall be submitted to and approved in writing by the Local Planning Authority.
13. The rooflights to be installed in the development hereby permitted shall be a Conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
14. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed 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.

Continued/Conditions

COPY



Mr C M France
Director of Planning

Date: 15 DEC 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0608/FL

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Conditions (Continued)

- 15. 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.
- 16. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 17. No work shall commence in preparation for the development hereby permitted (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling/pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence until the tree felling and pruning works have been carried out in accordance with the approved details. All work shall comply with British Standard 3998 (1989) Recommendations for Tree Work.
- 18. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 7.1 and 7.2 of the submitted bat survey dated 14 January 2009.

Informatives

- 1. Listed Building Consent has also been granted for this development. You are advised to obtain sight of the Notice of Listed Building Consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building Consent.
- 2. 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 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. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

Date: 15 DEC 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0608/FL

Reasons for Conditions (Continued)

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4. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A and NYM Development Policy 13.
5. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
6. In order to ensure that the development is carried out in a manner which safeguards the historic fabric of the building and to comply with the provisions of NYM Core Policy A.
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 16. 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.
17. In order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.
18. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.

Development Plan policies relevant to the decision

Local Development Framework -

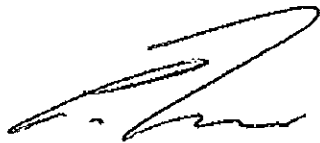
DP3 – Design

DP4 – Conservation Areas

DP19 – Householder Development

Reason for Approval

The conversion will essentially form a self contained annexe ancillary to the main house and provide a suitable level of shared facility accommodation without fragmenting the historic group. As such the impact on the setting, special historic and architectural interest of the host building and other Grade II Listed Buildings will be preserved thereby in compliance with Core Policy G and Development Policies 3, 4 and 19 of the NYM Local Development Framework.



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Mr C M France
Director of Planning

Date 15 DEC 2010