

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
NORTH YORK MOORS NATIONAL PARK AUTHORITY  
NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR  
LISTED BUILDING CONSENT

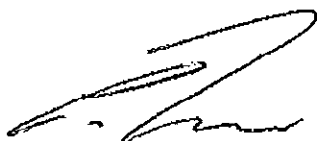
To Mr Andrew Little  
c/o Mr Richard Agar  
Ivy House Farm  
8 Main Road  
Aislaby, Whitby  
North Yorkshire YO21 1SW

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The above named Authority being the Planning Authority for the purposes of your application registered 30 July 2010, in respect of the proposed development **conversion of outbuilding to form residential annexe to main dwelling (revised scheme to NYM/2010/0313/LB)** at **Woodleigh House, 21 Main Road, Aislaby** have considered your said application and have **granted** consent in respect of the proposed works 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. 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.
4. 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.
5. 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.
6. The central door with fan light above on the west elevation shall be repaired, draught proofed, shall be inward opening only and retained in situ.

Continued/conditions



Mr C M France  
Director of Planning

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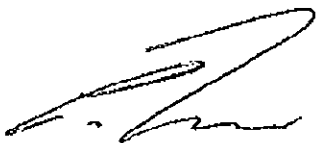
Date ..... 23 SEP 2010

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Conditions (Continued)

7. No work shall commence on the installation of any replacement or new windows or lintels in the development hereby approved until detailed plans showing the constructional details of all window frames and lintels 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 and lintels 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.
8. 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.
9. 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.
10. The type of glazing to be used in the development hereby approved shall be agreed in writing with the Local Planning Authority.
11. 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.
12. No work shall commence to lift the existing flag stone floor within the building at ground floor level until a programme of building recording and analysis in accordance with a written scheme has been submitted to and approved in writing by the Local Planning Authority. The statement should include a detailed numbered plan of each of the flag stones showing the position of the stones and how and where the stones will be re-laid. The work shall not be carried out otherwise than in accordance with the approved scheme of investigation.
13. The existing shutter over the first floor opening on the west elevation shall be fixed shut and shall be non opening.
14. Any insertion of an injected damp proof course shall be undertaken by drilling into a mortar course and not into any stonework and injected from inside the building only. There shall be no application of any silicone based water repellent or chemical injection system to any of the external masonry walls.
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.

Continued/conditions



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Director of Planning

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Date ... 23 SEP 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0621/LB

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Conditions (Continued)

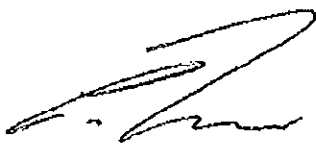
16. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
17. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hard surfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details.

Informative

Planning permission is also required for this development therefore you are advised to obtain sight of the notice of planning permission hereby permitted and the approved plans and the terms and conditions of both the planning and Listed Building consent before any works commence at the site.

Reasons for Conditions

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 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.
- 4 – 11.  
15 & 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.
- 12 & 14. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
13. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
17. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.



Mr C M France  
Director of Planning

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