

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 A Cass
c/o BHD Partnership
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire YO21 1QB

COPY

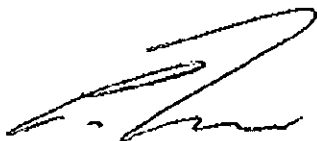
The above named Authority being the Planning Authority for the purposes of your application registered 28 September 2010, in respect of proposed development for the purposes of **construction of a single storey porch/utility at Greenacres, High Hawsker** have considered your said application and have **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 12 November 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. 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.
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.

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. 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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

COPY

Date 22 NOV 2010

COPY

Reasons for Conditions (Continued)

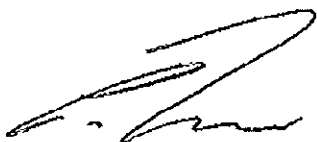
- 4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Development Plan policies relevant to the decision

Local Development Framework DP3 – Design
 DP19 – Householder Development

Reason for Approval

The proposed porch/utility is considered to be of a scale, height, position and materials commensurate with the host dwelling and the amended design is considered to enhance the appearance of this relatively modern bungalow. The proposal is therefore considered to accord with Development Policies 3 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

COPY

Date ... 22 NOV 2010