

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

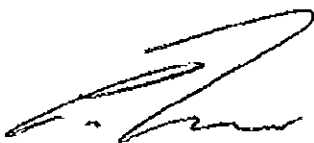
To Mr T Gaffney
C/o BHD Partnership
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire YO21 1QB

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The above named Authority being the Planning Authority for the purposes of your application registered 5 October 2010, in respect of proposed development for the purposes of **extension to time limit of extant planning permission NYM/2007/0716/FL for construction of a first floor extension to art room at Fylinghall School Trust Ltd, Robin Hoods Bay** 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 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. 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.
4. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
5. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing.
6. The roof of the development hereby permitted shall be clad with traditional, hand made natural red clay pantiles 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 vent grill development hereby approved until detailed plans showing the constructional details and external appearance of the bathroom extract vent grill have been submitted to and approved in writing by the Local Planning Authority. The grill shall be installed in accordance with the details so approved and shall be maintained in that condition.
8. No work shall commence on the installation of the roof in the development hereby approved until detailed plans showing the sectional details of the proposed roof have been submitted to and approved in writing by the Local Planning Authority. The roof 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 in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date: 29 NOV 2010

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0821/ET

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Conditions (Continued)

9. 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.

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

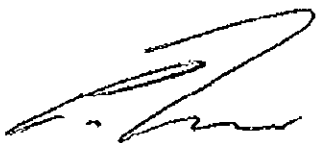
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3 & 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.
- 5 to 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 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.

Development Plan policies relevant to the decision

Local Development Framework - CPG - Landscape, Design and Historic Assets
CPI - Community Facilities
DP5 - Listed Buildings

Reason for Approval

The extension of this well used community facility is considered acceptable as the design of the alterations are not considered to adversely affect the character or setting of this Grade II Listed Building. The proposal therefore complies with Core Policies G and I and Development Policy 5 of the North York Moors Local Development Framework.



Mr C M France
Director of Planning

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Date: 29 NOV 2010