

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 J A C Empson
C/o Denton & Denton Chartered Architects
4 Station Shops
Westborough
Scarborough YO11 1TR

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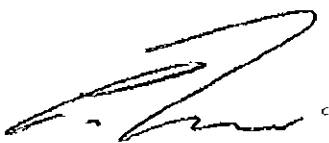
The above named Authority being the Planning Authority for the purposes of your application registered 19 October 2010, in respect of proposed development for the purposes of **construction of a catslide dormer to rear at Thirley Cotes Cottage, Harwood Dale** have considered your said application and 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 roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. All new window frames and glazing bars shall be of timber construction, painted white and thereafter the window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
5. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

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. 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.
- 4 & 5. 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.

Continued/Development Plan policies



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Mr C M France
Director of Planning

Date: 13 DEC 2010

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0834/FL

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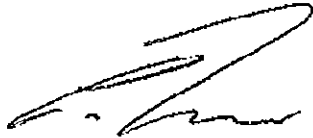
Development Plan policies relevant to the decision

Local Development Framework -

DP19 – Householder Development

Reason for Approval

The proposed dormer window is in a position and is of a scale and design commensurate with the host property. The materials are matching and of high quality which ensures the dormer does not detract from the host property and its remote setting ensures that there is no adverse impact upon the amenities of neighbouring properties. The proposal is therefore considered to comply with the requirements of Development Policy 19 of the NYM Local Development Framework and accords with the advice contained within Part 2 of the adopted Design Guide.



Mr C M France
Director of Planning

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Date: . . . 1.3. DEC 2010