

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 I Kestin  
c/o Denton & Denton Chartered Architects  
4 Station Shops  
Westborough  
Scarborough  
YO11 1TR

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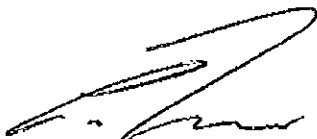
The above named Authority being the Planning Authority for the purposes of your application registered 4 November 2010, in respect of proposed development for the purposes of **construction of first floor extension, sun room and wrap around single storey extension to link house to cellar below at Tall Trees, Suffield Hill, Scalby** 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 brickwork and roofing tiles of 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, 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.

**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.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date ... 31 JAN 2011

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**Reasons for Conditions (Continued)**

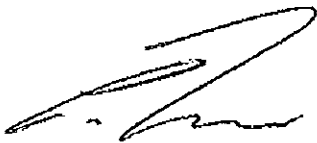
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Development Plan policies relevant to the decision**

Local Development Framework      DP19 – Householder Development

**Reason for Approval**

The proposed extensions and alterations at Tall Trees are considered to be of a scale, design, position and material commensurate with this substantial property which is of a relatively modern design. The development would not result in any adverse impact upon the amenities enjoyed by the host or any neighbouring properties and as such, the proposal is considered to accord with the requirements of Development Policy 19 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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Date ... 31 JAN 2011