

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

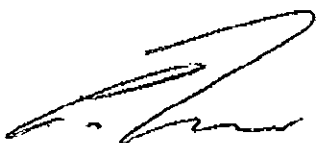
To Mrs Jayne Stoll
C/o Francis Johnson & Partners
Craven House
16 High Street
Bridlington
East Yorkshire
YO16 4PT

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The above named Authority being the Planning Authority for the purposes of your application registered 11 November 2010, in respect of proposed development for the purposes of **conversion of derelict windmill and granary barn, construction of a glazed link corridor to form 1 no. holiday cottage at Beacon Windmill, Junction of Scarborough/ Raven Hall Road, Ravenscar** 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 10 January 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The holiday cottage unit(s) hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4. 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.
5. The lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone to match the existing in terms of dimension, tooling, shape, colour and texture and shall be maintained in that condition in perpetuity.
6. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. This permission has been granted in accordance with the details specified in the survey prepared by Maltech (UK) Ltd received on 8 November 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.

Continued/Conditions



Mr C M France
Director of Planning

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Date: 1 APR 2011

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

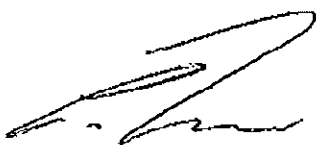
Continuation of Decision No. NYM/2010/0887/FL

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Conditions (Continued)

8. 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.
9. 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.
10. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames 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 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.
11. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. 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.
13. 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.
14. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
15. No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed.
16. 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.

Continued/Conditions



Mr C M France
Director of Planning

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- 1 APR 2011

Date:

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0867/F

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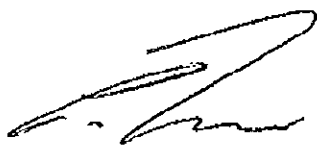
Conditions (Continued)

17. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 4.2 to 4.2.8.8 of the submitted Wold Ecology Ltd Bat and Barn Owl Survey dated August 2010.
18. Prior to the installation of any bat boxes on the building which is the subject of this application, full details of the number and location of any such boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall thereafter be so installed and thereafter be so maintained, unless otherwise agreed in writing by 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. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
- 4 & 8. 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.
- 5 & 9 to 14. 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.
6. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
7. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
15. 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.
16. 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.
- 17 & 18. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.

Continued/Development Plan policies



Mr C M France
Director of Planning

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- 1 APR 2011

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Continuation of Decision No. NYM/2010/0887/FL

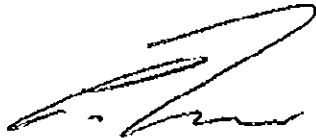
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Development Plan policies relevant to the decision

Local Development Framework – CPD – Climate Change
CPG – Landscape, Design and Historic Assets
DP5 – Listed Buildings
DP8 – Conversion of Traditional Rural Buildings

Reason for Approval

The proposed development would retain the character of this listed windmill and barn, whilst finding a suitable new use to ensure their long term protection. The proposal is therefore considered to be in accordance with Core Polices D and G and Development Policies 5 and 8 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date .. . 1. APR. 2011