

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

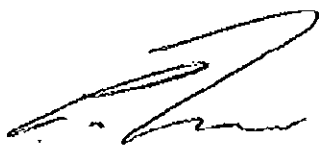
To Mr Gerald Hudson  
C/o E Austin  
Planning and Building Services  
Solitaire  
Main Road  
Higham  
Derbyshire  
DE55 6EH

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The above named Authority being the Planning Authority for the purposes of your application registered 17 December 2010, in respect of proposed development for the purposes of **construction of two storey side extension at Dalby Cottage, Low Dalby** 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 February 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and the stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
5. 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.
6. 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.
7. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date: 11 FEB 2011

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0981/FL

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**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 & 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 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 to 7. 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 revised proposal for a two storey side extension at Dalby Cottage is considered to be of a size, scale, design and materials commensurate with the host property and wider setting. There is no adverse impact expected upon the amenities currently enjoyed by the host or neighbouring properties and therefore the proposal is considered to comply with the requirements of Development Policy 19 of the NYM Local Development Framework together with the advice contained with Part 2 of the Authority's adopted Design Guide.

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Mr C M France  
Director of Planning

Date 11 FEB 2011