

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 D Calam  
C/o Peter Rayment Design Ltd  
Stray Head  
Aislaby  
Pickering  
North Yorkshire  
YO18 8PE

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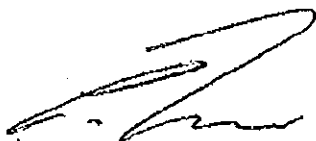
The above named Authority being the Planning Authority for the purposes of your application registered 2 February 2011, in respect of proposed development for the purposes of **construction of a single storey extension to the southern elevation at Ellerbeck House, Priestmans Lane, Thornton le Dale** 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 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 March 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. 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.
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.
5. No trees, shrubs or hedges on the eastern boundary of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 5837 (2005) Recommendations for Tree Work. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

**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.

Continued/Reasons for Conditions



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Mr C M France  
Director of Planning

Date: 04 MAY 2011

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0047/FL

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Reasons for Conditions (Continued)

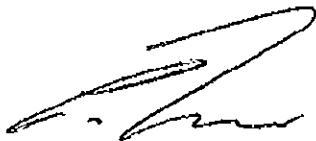
3. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. 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. In order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

**Development Plan policies relevant to the decision**

Local Development Framework - DP4 – Conservation Areas  
DP19 – Householder Development

**Reason for Approval**

The proposed single storey extension is considered to be of a size, design, position and materials which are commensurate with the host property. Furthermore, due to the location of the property and the presence of mature screening, the proposed development is not considered to significantly or adversely impact upon the amenities of neighbouring occupiers or the quality of the surrounding Conservation Area. As such the development is considered to comply with the requirements of Core Policy G and Development Policies 4 and 19 of the NYM Local Development Framework, together with the advice contained within part two of the adopted Design Guide.



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Mr C M France  
Director of Planning

Date ... 04 MAY 2011