

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 B.A.T.A  
C/o David Ward Architectural Ltd  
The Rectory  
Langton  
Malton  
North Yorkshire YO17 9QP

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The above named Authority being the Planning Authority for the purposes of your application registered 22 February 2011, in respect of proposed development for the purposes of **removal of windows, front porch, door to south elevation and roller shutter screens and installation of replacement automatic front door and roof covering at formally McNeil's Country Store, Sneaton Lane, Whitby** 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. All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.

**Reasons for Conditions**

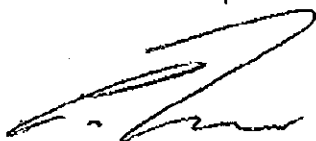
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy 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.

**Development Plan policies relevant to the decision**

Local Development Framework - CPH – Rural Economy  
DP3 – Design

**Reason for Approval**

The proposed development is not considered to have an adverse impact on either the host building or wider area; it is considered to be of a design compatible with surrounding buildings and will enable the building to be brought back into commercial use. The proposal is therefore considered to comply with the provisions of Core Policy H and Development Policy 3 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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- 7 APR 2011  
Date .....

DecisionApproveAgent