

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

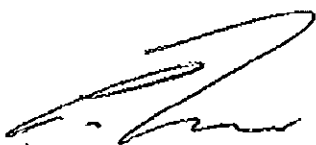
To Mr & Mrs R & J Hodgson
C/o Alan Tomlinson Architects
1 Hudsons Yard
Flowergate
Whitby
North Yorkshire
YO21 3BG

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The above named Authority being the Planning Authority for the purposes of your application registered 21 June 2011, in respect of proposed development for the purposes of **conversion of Chapel and School Rooms to form 4 no. holiday units at Methodist Chapel & School Rooms, Ings Terrace, Grosmont** 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 20 July 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The dwelling units 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 eight weeks in any one calendar year.
4. 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.
5. 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.
6. The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
7. 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.

Continued/Conditions



Mr C M France
Director of Planning

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03 AUG 2011

Date:

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

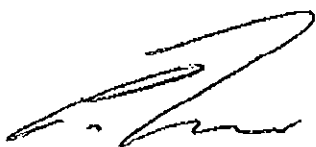
Continuation of Decision No. NYM/2011/0275/FL

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Conditions (Continued)

8. 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.
9. 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.
10. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights 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. All new window frames, glazing bars, external doors and door frames installed in the School Room building shall be of timber construction 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 (other than where existing fascia boards exist), with no fascia boarding to be utilized in the development and shall thereafter be so maintained.
14. The rainwater goods utilised in the development hereby permitted shall be coloured either as existing or black and thereafter so maintained
15. None of the holiday units hereby approved shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing ATA-2011-30/02. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Continued/Conditions



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Director of Planning

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Date: 03 AUG 2011

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Continuation of Decision No. NYM/2011/0275/FL

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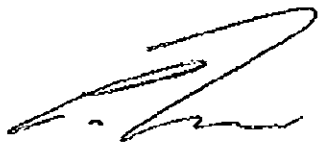
Conditions (Continued)

16. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details.
17. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access surfacing have been submitted to and approved in writing by the Local Planning Authority. The driveway surfacing shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.
18. The development hereby permitted shall not be carried out until a Bat Method Statement has been submitted to and approved in writing by the Local Planning Authority.
19. None of the holiday letting units hereby permitted shall be brought into use until written details of the solar panels intended to displace 10% of the predicted CO² levels of the units have been submitted and approved by the Local Planning Authority. The conversion shall be undertaken in accordance with the approved solar panel details and thereafter the units shall be so retained.

Informatives

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development particularly for roof works mid April to mid October, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.
2. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

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TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0275/FL

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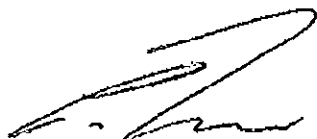
Reasons for Conditions

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. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling and to accord with NYM Development Policy 19.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
- 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 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.
- 8 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.
15. In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
16. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
17. 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.
18. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.
19. In order to comply with the provisions of Core Policy D of the NYM Local Development Framework which seeks to ensure that new development contributes to reducing carbon emissions.

Development Plan policies relevant to the decision

Local Development Framework - CPD – Climate Change
DP14 – Tourism and Recreation

Continued/Reason for Approval



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Director of Planning

Date: . . . 03. AUG. 2011

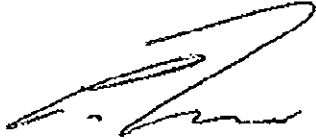
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Reason for Approval

The Chapel and School Room are buildings of local historic importance and are worthy of retention. Furthermore, they are located within a village which enjoys significant visitor numbers and their conversion would not have a detrimental impact on the character of the area or amenities of the occupiers of nearby residential properties. The proposal is therefore considered to be in accordance with Development Policy 14 and Core Policy D of the NYM Local Development Framework.



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Mr C M France
Director of Planning

Date ... 03 AUG. 2011