

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

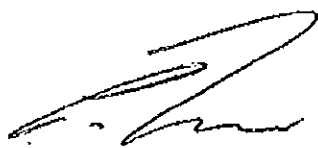
To Mr D.R Wilson
C/o Journeyman Design Limited
85 Unity Centre
Bole Hill Road
Sheffield
South Yorkshire
S6 5DD

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The above named Authority being the Planning Authority for the purposes of your application registered 24 May 2011, in respect of proposed development for the purposes of **construction of two and a half storey rear extension following demolition of existing extensions and dilapidated structures to form kitchen/sanitation facilities, 3 no. letting rooms and manager's accommodation together with erection of timber smoking shelter to front elevation at The Huntsman Inn, 22 Main Road, Aislaby** 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 4 July 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The manager's accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as The Huntsman Inn and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
4. The letting rooms hereby permitted shall form and remain part of and ancillary to the business known as The Huntsman Inn as a single planning unit and shall not be sold or leased separately from the business without a further grant of planning permission from the Local Planning Authority.
5. 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.
6. No work shall commence on the construction of the walls and roof of the development hereby permitted until details of the stone and tiles, 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 materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date: 07 JUL 2011

TOWN AND COUNTRY PLANNING ACT 1990

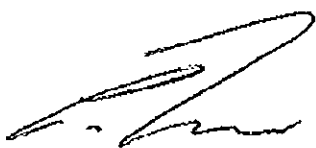
Continuation of Decision No. NYM/2011/0310/FI

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Conditions (Continued)

7. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained until the development hereby approved has been completed.
8. 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.
9. 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.
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. 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.
13. Notwithstanding the details shown on the submitted plans, all new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
14. Notwithstanding the details shown on the submitted plans, all new window frames, glazing bars and external door frames shall be of timber construction, white painted and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
15. 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.

Continued/Conditions



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TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0310/FL

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Conditions (Continued)

16. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
17. No work shall commence on the installation of the smoking shelter hereby approved until details of the finish of the timber framework have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
18. The development hereby permitted shall be carried out in accordance with the mitigation measures set out on pages 6 and 7 of the submitted bat survey dated April 2011.

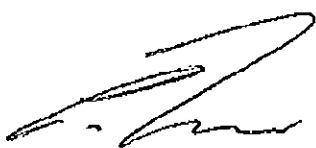
Informatives

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 applicant is advised that prior to the commencement of any demolition works required to implement the planning permission hereby granted, an application for Conservation Area Consent for demolition will need to be submitted to and approved 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 the accommodation has been permitted in this instance to meet the specific needs of the business operating from the site.
4. 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.
5. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.

Continued/Reasons for Conditions



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07 JUL 2011
Date:

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Reasons for Conditions (Continued)

- 6 to 9. 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.
- 10 to 17. 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.
- 18. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.

Development Plan policies relevant to the decision

- Local Development Framework - CPG – Landscape, Design and Historic Assets
- CPI – Community Facility
- DP4 – Conservation Areas

Reason for Approval

The proposed extension would not have such a detrimental impact on the character of the existing property or character of the Conservation Area to outweigh the benefits to the community of the re-instatement and retention of this valuable community facility. The proposal would therefore be in accordance with Core Policies G and I and Development Policy 4 of the North York Moors Local Development Framework.

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Mr C M France
Director of Planning

Date .. 07 JUL 2011 ..