

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

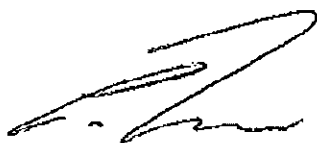
To Mr Philip Hughes  
C/o Molior Green Ltd  
The Old Chapel  
Tinley Garth  
Kirkbymoorside  
North Yorkshire  
YO62 6AR

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The above named Authority being the Planning Authority for the purposes of your application registered 17 June 2011, in respect of proposed development for the purposes of **construction of replacement porch, installation of replacement windows together with 2 no. rooflights, alterations to garage opening and erection of greenhouse at Mountain Ash, Staintondale** 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 5 August 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The development hereby permitted shall be used for domestic purposes incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no retail sales from the property subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
4. All new stonework and roofing tiles used in the development hereby permitted shall match as closely as possible to those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
5. 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 and colour/finish. 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.
6. 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.

Continued/Conditions



Mr C M France  
Director of Planning

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09 AUG 2011

Date: .....

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/036

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Conditions (Continued)

7. 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.
8. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
9. No trees, shrubs or hedges north-west and north-east boundaries 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

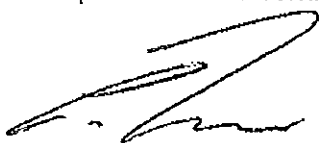
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18.
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 8. 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.
9. 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 – DP3 – Design  
DP19 – Householder Development

Reason for Approval

The proposed greenhouse is considered to be in a well screened position which does not detract from the setting of the host property or have an adverse impact on the landscape of this part of the National Park. The alterations proposed for the dwelling and the revised design of the garage doors are considered to enhance the appearance of this property and as such the proposal is considered to comply with the requirements of Development Policies 3 and 19 of the NYM Local Development Framework.



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Mr C M France  
Director of Planning

Date . . . . . 09 AUG 2011