

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

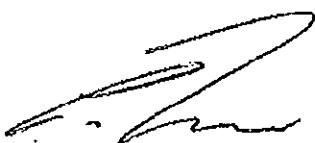
To Mr Timothy Appleton  
C/o Close, Granger, Gray and Wilkin  
28 Market Place  
Guisborough  
Cleveland  
TS14 6HF

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The above named Authority being the Planning Authority for the purposes of your application registered 15 July 2011, in respect of proposed development for the purposes of **conversion of disused outbuildings to form 1 no. holiday letting cottage at Lingers Hill Farm, Thorpe Lane, Robin Hoods Bay** 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The holiday cottage unit(s) 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 28 days in any one calendar year.
5. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as Lingers Hill Farm as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
6. This permission has been granted in accordance with the details specified in the survey prepared by Close Granger & Wilkin received on 27 June 2011. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
7. 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.

Continued/Conditions



Mr C M France  
Director of Planning

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Date: ..... 09 SEP 2011

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0409/FI

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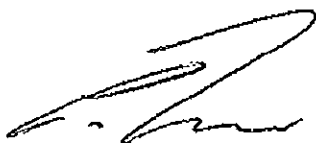
Conditions (Continued)

8. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
9. 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.
10. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
11. 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.
12. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
- 4 & 5. 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.
6. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
- 7 & 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 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.

Continued/Reasons for Conditions



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Mr C M France  
Director of Planning

09 SEP 2011

Date: .....

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0409/FL

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Reasons for Conditions (Continued)

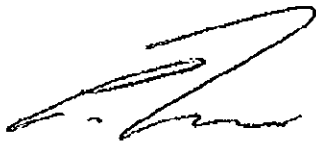
- 9 to 12. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Development Plan policies relevant to the decision**

Local Development Framework - DP3 – Design  
DP8 – Conversion of Traditional Rural Buildings

**Reason for Approval**

The building to be converted is a traditional stone and pantile building which is structurally sound and contributes to the character of the area. The proposed alterations to the building are minimal and respect its existing character and the activity levels resulting from the development would be appropriate for the area. The proposal is therefore considered to be in accordance with Development Policies 3 and 8 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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Date .. 09 SEP 2011