

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 S Martin
C/o Seahut Studio
Lockton House
The Sands
Peasholm Gap
Scarborough
North Yorkshire YO12 7TN

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The above named Authority being the Planning Authority for the purposes of your application registered 29 June 2011, in respect of proposed development for the purposes of **construction of single storey garden room extension following demolition of existing conservatory at Orchard House, Newholm** 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 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.

Reasons for Conditions

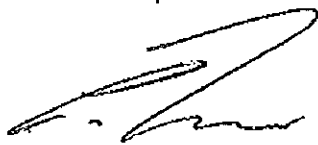
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy 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 - DP3 – Design
DP19 – Householder Development

Reason for Approval

The proposed garden room extension will not detract from the character and appearance of the host building in terms of scale, height, form, position, design detailing and type of materials and as such is deemed to comply with Development Policies 3 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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24 AUG 2011
Date

DecisionApproveAgent