

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 D W H Gascoine
c/o Denton & Denton Chartered Architects
4 Station Shops
Westborough
Scarborough
YO11 1TR

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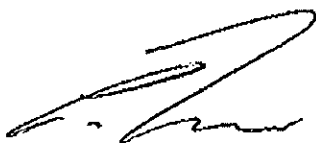
The above named Authority being the Planning Authority for the purposes of your application registered 7 March 2012, in respect of proposed development for the purposes of **change of use and alterations to redundant farm building to form residential annexe accommodation/holiday letting cottage at Rudda Farm, Staintondale** has considered your said application and has **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 strict accordance with the following documents:

Plan Description	Drawing No.	Date Received
Proposed Site Plan	G54A 601/7A	12 August 2011
Proposed Elevations	G54A 601/6E	12 August 2011
Proposed Floor Plans	G54A 601/4D	12 August 2011

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Rudda Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling or by persons solely or mainly employed in the running of Rudda Farm or by persons using the property for holiday letting. 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.
4. The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
5. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. 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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Mr C M France
Director of Planning

Date: 02 MAY 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0537FL

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Conditions (Continued)

7. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
8. This permission has been granted in accordance with the details specified in the survey prepared by Richard Agar received on 12 August 2012. 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.
9. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 6.2.1 to 6.2.6.4 of the submitted Bat Survey dated August 2011.

Reason(s) for Condition(s)

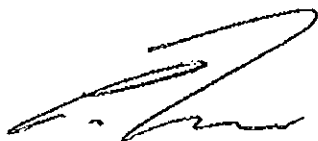
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. The site is in a location where new residential 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. 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 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8. 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.
9. 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 DP8 – Conversion of Traditional Rural Buildings

Reason for Approval

The proposal is considered to comply with Development Policy 8 of the NYM Local Development Framework as the development is considered to be sympathetic to the original building which is capable of conversion without requiring considerable alterations or repair.



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Mr C M France
Director of Planning

Date 02 MAY 2012