

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 Taylor & Mrs Galliard
C/o Mr Stephen Friday
16 Willow Way
Hauxton
Cambridge
CB22 5JB

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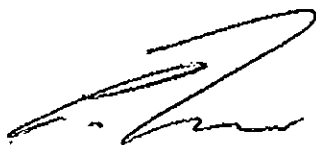
The above named Authority being the Planning Authority for the purposes of your application registered 26 August 2011, in respect of proposed development for the purposes of **construction of single storey side extension with roof balcony together with construction of 1 no. dormer window and insertion of 5 no. rooflights at Lowcroft, 2 Church Lane, Fylingthorpe** 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 by the National Park Authority on 3 October 2011 and the letter received on 3 October 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render including samples if so required have been submitted to and approved in writing by the Local Planning Authority. 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. The rendering and painting shall be completed no later than one month of the development hereby permitted being first brought into use.
4. 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.

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 & 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.

Continued/Development Plan policies



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Mr C M France
Director of Planning

Date: **21 OCT 2011**

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0558/FL

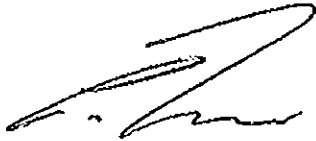
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Development Plan policies relevant to the decision

Local Development Framework - DP3 – Design
DP19 – Householder Development

Reason for Approval

The proposed development at Lowcroft, in its revised form, is considered to be of a scale, design, materials and position which are commensurate with the host dwelling and would not result in a significant adverse impact upon the amenities currently enjoyed by the host or neighbouring properties. The application is therefore considered to comply with Development Policies 3 and 19 of the NYM Local Development framework together with the advice contained within Part 2 of the Authority's adopted Design Guide.



Mr C M France
Director of Planning

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21 OCT 2011
Date