

**Planning (Listed Buildings and Conservation Areas) Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Listed Building Consent**

To Mr Mike Thomas
Bay Ness Farm
Robin Hoods Bay
Whitby
North Yorkshire
YO22 4PJ

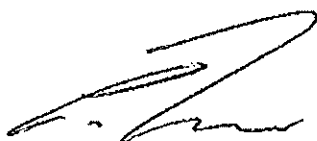
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The above named Authority being the Planning Authority for the purposes of your application registered 13 October 2011, in respect of the proposed **opening up of a sealed external doorway to holiday cottage at Bay Ness Farm, Robin Hoods Bay** has considered your said application and has **granted** consent in respect of the proposed works 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. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. No work shall commence on the re-opening of the doorway hereby approved until detailed plans showing the necessary alterations to the existing concrete step outside the doorway has been submitted to and approved in writing by the Local Planning Authority. The alterations to the step shall be undertaken in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



Mr C M France
Director of Planning

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06 DEC 2011
Date