

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

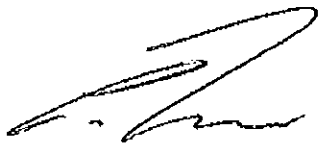
To Mr & Mrs J & M Shephard
c/o Dixon Associates
73 Cardigan Road
Bridlington
East Yorkshire
YO15 3JU

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The above named Authority being the Planning Authority for the purposes of your application registered 1 November 2011, in respect of proposed development for the purposes of **erection of a timber recreation/relaxation building to serve holiday cottages together with construction of timber screen at Thirley Cote Farm, Harwood Dale** 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 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. The development hereby permitted shall be used as an amenity/relaxation area ancillary to the occupation of the main dwelling and holiday cottages and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential or holiday accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey or as may otherwise be agreed in writing with the Local Planning Authority.
5. The external elevations of the building hereby approved shall be clad in an oak colour stained vertical timber cladding. Such cladding and colouring shall be completed no later than one month of the development hereby permitted being first brought into use and thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority, such rendering and colouring to be.
6. 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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 12 DEC 2011

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0708/FL

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Reason(s) for Condition(s)

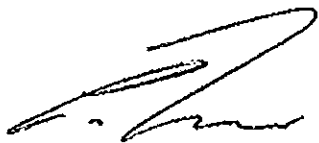
- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (General Permitted Development Order) 2005 and to comply with the provisions of NYM Core Policy A and safeguard the amenities of adjacent occupiers.
- 4 & 5. 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.
- 6. 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	CPG – Landscape, Design and Historic Assets DP5 – Listed Buildings DP14 – Tourism and Recreation
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Reason for Approval

The proposed development would result in an improvement to an existing tourism facility without resulting in increased levels of activity or having a detrimental impact on the character or setting of the Listed Building or locality. The proposal is therefore in accordance with Core Policy G and Development Policies 5 and 14 of the NYM Local Development Framework.



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Mr C M France
Director of Planning

12 DEC 2011
Date