

**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**

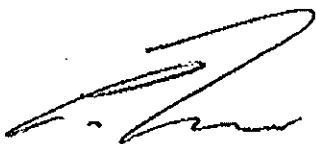
To Mr Geoffrey L Fell  
c/o Mr Geoffrey Fell  
Inspectors House  
14 Railway Cottage  
Norton  
Stockton on Tees  
Cleveland  
TS20 1QD

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The above named Authority being the Planning Authority for the purposes of your application registered 17 November 2011, in respect of proposed development for the purposes of **installation of replacement timber sliding sash windows to front and rear elevations, removal of masonry paint to front elevation and replacement butumen covered roof with slate at Esplanade House, 1 The Esplanade, Robin Hoods Bay** 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. No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. All pointing in the development hereby permitted shall accord with the following specification - a lime based mortar mix of 1:3 (lime, sand mix of 50 per cent sieved sharp sand and 50 per cent builders sand) with a slightly recessed bagged finish.
5. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

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Date: ..... 12 JAN 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0739/FL

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Conditions (Continued)

6. No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for Condition(s)

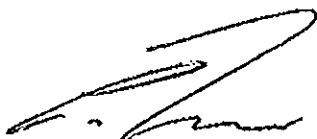
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3 & 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 & 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  
DP4 – Conservation Areas  
DP5 – Listed Buildings  
DP19 – Householder Development

Reason for Approval

The proposed replacement windows, removal of masonry paint and replacement roof at Esplanade House would improve the quality and appearance of this Grade II Listed Building and enhance the appearance of the wider Conservation Area. The design details and materials are considered to be of a high quality and the proposal is therefore considered to comply with Core Policy G and Development Policies 4, 5 and 19 of the NYM Local Development Framework.



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Mr C M France  
Director of Planning

12 JAN 2012  
Date .....