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 Ms Sarah Lomas
The Grosvenor Hotel
Grosvenor Cottage
Mount Pleasant North
Robin Hoods Bay
Whitby
North Yorkshire
YO22 4RE



The above named Authority being the Planning Authority for the purposes of your application registered 25 November 2011, in respect of proposed development for the purposes of construction of first floor rear extension at The Grosvenor Cottage, Mount Pleasant North, 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.
- 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 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.
- 4. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 5. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Reason(s) for Condition(s)

- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 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.

COPY

Continued/Reasons for Conditions

Mr C M France

Director of Planning

Date: 2 0 JAN 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0766/FL

Reasons for Conditions (Continued)

- 3. 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.
- 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 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

DP3 - Design

DP19 - Householder Development

Reason for Approval

The proposed first floor extension at The Grosvenor Cottage is considered to be of a scale, design and in a position commensurate with the dwelling and is not anticipated to have a detrimental impact upon the amenities of the host or neighbouring properties. The proposed materials would match the host property and the proposal is therefore considered to comply with the requirements of Development Policies 3 and 19 of the NYM Local Development Framework.

Mr C M France Director of Planning

2 0 JAN 2012