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 Des Weston Saxon Villa Thorpe Lane Fylingthorpe Whitby North Yorkshire YO22 4TH



The above named Authority being the Planning Authority for the purposes of your application registered 15 November 2011, in respect of proposed development for the purposes of construction of flat roof with 4 no. velux windows over existing utility room and store at Saxon Villa, Thorpe Lane, Fylingthorpe 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.
- All new stonework used in the development hereby permitted shall match that of the
 existing building including the colour and texture of the stone and the method of
 coursing and pointing.
- 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.

Informative

Prior to the Bed and Breakfast Facility approved under ref: NYM/2011/0320/CU first brought into use, The Environmental Health Officer at Scarborough Borough Council must be contacted to ensure that food and drink preparation and service area complies with current food safety legislation, the premises comply with the relevant health and safety legislation and code of good practice, that suitable and sufficient refuse storage accommodation is provided. In addition the applicant should note that food businesses must register with this department 28 days prior to the commencement of trading.

COPY

Continued/Reasons for Conditions

Mr C M France Director of Planning 26 JAN 2012

Date:

Town and Country Planning Act 1990 Continuation of Decision No. NYM/2011/0771/FL

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. 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

DP14 - Tourism and Recreation

Reason for Approval

The replacement roof and insertion of an obscure glazed ground floor window at Saxon Villa are considered to be small scale improvements which are of a style and design commensurate with the host property and surrounding area. The use of the property as a guest house has previously been considered and this proposal is not expected to generate an increase of activity levels at the site to a degree which would significantly reduce the amenity currently enjoyed by neighbouring occupiers. The proposal is therefore considered to comply with Development Policies 3 and 14 of the NYM Local Development Framework.

Mr C M France Director of Planning

Date ... 2 6 JAN 2012