

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

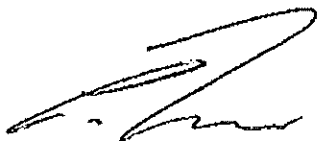
To Ms Laura Heath
C/o Malcolm Watson Architect
Delves Farm
Egton Grange
Whitby
YO22 5BB

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The above named Authority being the Planning Authority for the purposes of your application registered 19 December 2012, in respect of the proposed development for **construction of replacement rear extension and glazed link, construction of replacement garage and internal and external alterations to enable the reinstatement of residential use at Dalton Cottage, Egton Bridge** 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 permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 10 February 2012, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on site to clear or strip out the building to which this permission relates until a programme of building recording and analysis in accordance with a written scheme of investigation 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 scheme of investigation.
4. No work shall commence on site to demolish and reconstruct the two storey rear extension with single storey lean-to until a statement detailing the method of dismantling and reconstructing the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the re-use of the existing materials, details and position of any new materials and shall include annotated drawings of the existing and proposed elevations of the building. The work shall not be carried out otherwise than in accordance with the details so approved.
5. No work shall commence on the demolition, alteration or renovation of any part of the building to which this permission relates until the applicant has submitted for the written approval of the Local Planning Authority a schedule of works to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface (affected by the works) and to provide protection for the building against the weather during the progress of works. The work shall not be carried out other than in accordance with the details so approved.

Continued/Conditions



Mr C M France
Director of Planning

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13 FEB 2012

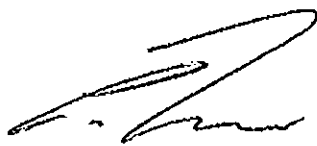
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Conditions (Continued)

6. No work shall commence on the repair or alteration of the building which is the subject of this permission until a schedule of repair works to the building including both external and internal repairs 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.
7. Notwithstanding the submitted drawing the detailing around the new openings between the evening room/day room and the kitchen/day room, such as architrave detailing around the resultant nibs, should replicate the existing joinery that is evident elsewhere within the property (ie around the alcoves in the front dining room).
8. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained until the development hereby approved has been completed.
9. 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.
10. 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.
11. 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.
12. 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



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Mr C M France
Director of Planning

Date: 13 FEB 2012

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Conditions (Continued)

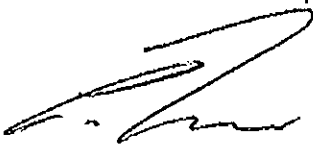
- 13. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 14. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 15. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights 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.
- 16. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Informative

The applicant is advised that this permission cannot be implemented until the associated planning permission has been approved by the Local Planning Authority.

Reasons for Conditions

- 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. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5.
- 4. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
- 5. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to minimise the risk of any unforeseen collapse of the building and to comply with the provisions of NYM Core Policy A.
- 6 & 7. In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.
- 8 to 11. 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.
- 12 to 16. 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.



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Mr C M France
Director of Planning

13 FEB 2012
Date