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 N Allison
c/o Edwardson Associates
Paddock House
10 Middle Street South
Driffield East
Riding of Yorkshire
YO25 6PT

The above named Authority being the Planning Authority for the purposes of your application registered 3 January 2012, in respect of proposed development for the purposes of alterations to roof to form dining area together with alterations to function room to form 3.no letting bedrooms at The Flask Inn, Fylingdales has considered your said application and has granted permission for the proposed development subject to the following condition(s):

- 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 16 February 2012, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- 3. All new stonework and roofing tiles used in the development hereby permitted shall match as closely as possible to those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
- 4. The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority, such rendering and colouring to be completed no later than one month of the development hereby permitted being first brought into use.
- The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained.
- 6. 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 that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.

Continued/Reasons for Conditions

Mr C M France
Director of Planning

2 8 FEB 2012

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0871/FL

Reasons for Conditions (Continued)

- 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.
- 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

CPH - Rural Economy

DP3 - Design

DP14 - Tourism and Recreation

Reason for Approval

The proposed extensions and alterations to this building would not have a detrimental impact on the character of the building or the area and would provide a sustainable form of tourism development which should enable the continued viability of this existing tourism facility and therefore would be in accordance with Core Policy H and Development Policies 3 and 14 of the NYM Local Development Framework.

Mr C M France Director of Planning

2 8 FEB 2012