

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 Mr Mike Thomas
C/o Bell Snoxell Associates
fao: Mr Louis Stainthorpe
Barclays Bank House
Baxtergate
Whitby
YO21 1BW

COPY

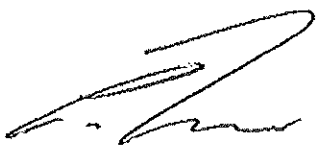
The above named Authority being the Planning Authority for the purposes of your application registered 23 January 2012, in respect of the proposed development **for construction of 2 no. dormer windows following the removal of single dormer window to south east roofslope together with alterations to dormer window to north west roofslope at Bayness Farm, Robin Hoods Bay** has considered your said application and has **granted** consent in respect of the proposed works subject to the following condition(s):

1. The development and associated mitigation measures (if any) shall be completed within 12 months of the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Elevations and First Floor Plan	s.4390 003 B	13 June 2012

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No work shall commence on the installation of any replacement or new dormer windows in the development hereby approved until detailed plans showing the constructional details of the dormer windows, including details of window frames, fascias, guttering and verges have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:10, the longitudinal and cross sectional detailing including means of opening. The dormer windows 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.
4. No work shall commence to 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, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



COPY

Mr C M France
Director of Planning

Date: 24 SEP 2012

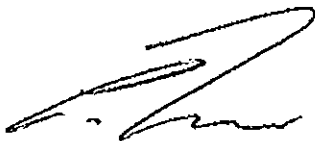
COPY

Conditions (Continued)

6. All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
7. Notwithstanding the submitted details, in constructing the dormer windows hereby approved the existing purlins shall be retained in situ without alteration and thereafter so maintained.
8. Following the exposure of the roof timbers to form the new dormer windows hereby approved and any associated works of re-roofing, a comprehensive high-resolution photographic record (minimum 5 megapixels fine/high quality images) is to be submitted for the written approval of the Local Planning Authority in digital and printed format with camera angles identified on accompanying plan showing the roof construction of the building. The photographs should record ridge, trusses, purlins and rafter timbers.

Reasons for Conditions

1. To allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3, 4 & 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.
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 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.
7. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
8. To enhance historic environment records because the important historic roof structure was not available to view during the application.



Mr C M France
Director of Planning

COPY

Date 24 SEP 2012