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 Mike Thomas

c/o Bell Snoxell Building Consultants fao: Mr Louis Stainthorpe Barclays Bank House Baxtergate Whitby YO21 1BW



The above named Authority being the Planning Authority for the purposes of your application registered 13 February 2012, in respect of proposed development for the purposes of 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 Original Farmhouse, Bayness Farm, 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 and associated mitigation measures (if any) shall be completed within 12 months of the date of this permission.
- 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.

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Continued/Conditions

Mr C M France Director of Planning

24 SEP 2012

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0097/FL

Conditions (Continued)



- 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.

Reason(s) for Condition(s)

- 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 & For the avoidance of doubt and in order to comply with the provisions of NYM Core
- 6. 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.

Development Plan Policies Relevant to the Decision

Local Development Framework

CPG - Landscape, Design and Historic Assets

DP3 - Design

DP5 - Listed Buildings

DP19 - Householder Development

Reason for Approval

The proposed development would enhance the character of this Listed Building and would not harm its historic fabric. The proposal is therefore considered to be in accordance with Core Policy G and Development Policies 3, 5 and 19 of the NYM Local Development Framework.

Mr C M France
Director of Planning

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24 SEP 2012