

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 G Sargeant
c/o BHD Partnership
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire YO21 1QB

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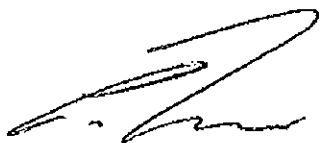
The above named Authority being the Planning Authority for the purposes of your application registered 28 February 2012, in respect of proposed development for the purposes of **construction of dormer window and pitched roof over front entrance area, insertion of rooflights and solar panels together with construction of a garden store at Field House, Dunsley** 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.
2. 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.
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. No work shall commence on the installation of the proposed garden building hereby approved until details of the finish of the external cladding and doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be completed within 6 months of the erection of the building and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details; Natural England, Government Team (West), Government Buildings, Otley Road, Leeds, LS16 5QT, Tel: 0300 060 4230. Further information is also available from the Bat Conservation Trust national helpline on 0845 1300 228.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 11 APR 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0104/FL

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Reason(s) for Condition(s)

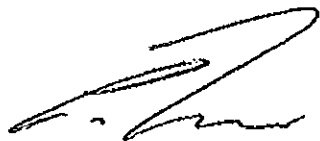
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
- 3 & 4. For the avoidance of doubt and in 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.

Development Plan Policies Relevant to the Decision

Local Development Framework	CPA – Delivering National Park Purposes and Sustainable Development DP3 – Design DP19 – Householder Development
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Reason for Approval

The proposed development will preserve the special qualities of this part of the National Park and will have no detrimental impact on the residential amenity of any neighbouring property. The proposed development accords with the requirements of Core Policy A and Development Policies 3 and 19 of the adopted North York Moors National Park Local Development Framework.



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Mr C M France
Director of Planning

Date ... **11 APR 2012**