

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

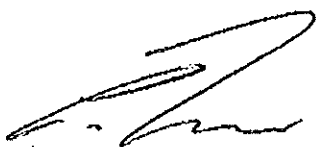
To Mr Tom Jones  
c/o Alan Campbell Architects  
7 Cliff Bridge Terrace  
Scarborough  
YO11 2HA

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The above named Authority being the Planning Authority for the purposes of your application registered 23 March 2012, in respect of proposed development for the purposes of **variation of condition 2 (material minor amendment) to planning approval NYM/2009/0592/FL to allow for addition of 3 no. rooflights to Cottage 3 together with retention of 1 no. full height window opening at Ladysmith Farm, Stoupe Brow, Fylingdales** 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. The accommodation referred to as Cottage 1 on the plans hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Ladysmith Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family or friends of the occupier of the main dwelling.
4. The dwelling units referred to as Cottages 2 and 3 on the plans hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5. The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling know as Ladysmith Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.
6. There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Ladysmith Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority. For the avoidance of doubt this condition permits the stabling of horses of guests staying at the property but does not permit any form of commercial livery.

Continued/Conditions



Mr C M France  
Director of Planning

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17 MAY 2012  
Date: .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0106/FL

Conditions (Continued)

7. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
8. No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.
9. This permission has been granted in accordance with the details specified in the survey prepared by Maughan Associates received on 2 December 2009. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
10. 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.
11. The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
12. The rooflights to be installed in the development hereby permitted shall be a Conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
13. 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.
14. 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.
15. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

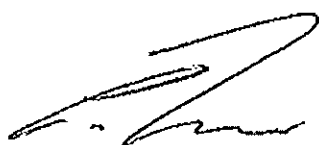
**Informative(s)**

This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 6 April 2010 between the North York Moors National Park Authority, Thomas James Jones and Linda Jones to tie the additional accommodation and holiday cottages to the main house.


**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 the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning



17 MAY 2012  
Date: .....

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Reasons for Conditions (Continued)

- 3 & 5. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
- 4. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
- 6. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
- 7 & 8. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
- 9. 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.
- 10 & 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 15. 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	CPG – Landscape, Design and Historic Assets DP5 – Listed Buildings
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Reason for Approval

The proposed alterations are not considered to be detrimental to the character and fabric of these curtilage Listed Buildings and therefore the proposal accords with Core Policy G and Development Policy 5 of the NYM Local Development Framework.

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Director of Planning

17 MAY 2012  
Date .....