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 Mrs Samantha Glaysher
Red House
Thorpe Lane
Fylingthorpe
Whitby
North Yorkshire
YO22 4TH

The above named Authority being the Planning Authority for the purposes of your application registered 12 March 2012, in respect of proposed development for the purposes of construction of single storey rear extension at St Stephen's Church Rooms, Thorpe Lane, 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 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 email received at the National Park Authority on the 22 May 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. 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.
- 5. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames 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.
- 6. 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.
- 7. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Reasons for Conditions

Mr C M France Director of Planning Date: 2 8 MAY 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0124/FL

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. 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.
- 4 to 7. 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

CPI - Community Facilities

DP3 - Design

Reason for Approval

The revised details for the proposed single storey rear extension are considered to be in a location and of a scale, design and materials commensurate with the host building and its setting. The proposal is not expected to reduce levels of residential amenity currently enjoyed by neighbouring properties to an unacceptable level and as such, the proposal is considered to accord with Core Policy I and Development Policy 3 of the NYM Local Development Framework together with the design advice contained within Part 2 of the NYM adopted Design Guide and the recommendations set out in the National Planning Policy Framework.

Mr C M France Director of Planning 2 8 MAY 2012