

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 Phillip Newton
The Willows
Low Newbiggin North
Aislaby
Whitby
North Yorkshire YO21 1TQ

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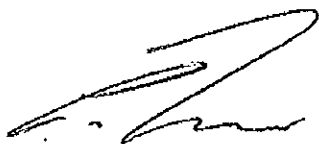
The above named Authority being the Planning Authority for the purposes of your application registered 27 March 2012, in respect of proposed development for the purposes of **insertion of 2 no. velux windows and additional window to north elevation, repositioning of flue pipe and erection of timber framed garage/workshop at The Willows, Low Newbiggin North, Aislaby** 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 strict accordance with the following documents:

Plan Description	Drawing No.	Date Received
Proposed New First Floor	013212-01	20 April 2012
Proposed New Garage	013212-02	20 April 2012
Proposed North and South Elevation	A4 n/a	27 March 2012

or in accordance with variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence to stain any timber of the garage hereby approved until details of the colour of the finish has been submitted to and approved in writing by the Local Planning Authority. The staining of the building shall then take place within 2 months of the building being substantially complete on site and shall not be carried out other than 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. All new window frames and glazing bars shall be of timber construction, painted to match the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. 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.
6. The flues hereby approved shall be painted matt black and thereafter be so maintained.
7. The roof of the garage hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 22 MAY 2012

DecisionApprove

For the Rights of Appeal and Notes See Overleaf

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0146/FL

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Reason(s) for Condition(s)

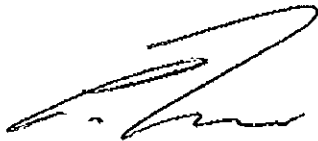
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
- 3 to 7. For the avoidance of doubt and 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 DP19 – Householder Development

Reason for Approval

The new garage and proposed alterations to the main dwelling are considered to accord with Development Policy 19 of the NYM Local Development Framework which requires householder developments to take full account of the landscape and architectural character and therefore approval is recommended.



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Mr C M France
Director of Planning

Date .. 22 MAY 2012 ..