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 Jaggs
c/o BHD Partnership
fao: Tim Harrison
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire
YO21 1QB



The above named Authority being the Planning Authority for the purposes of your application registered 28 March 2012, in respect of proposed development for the purposes of construction of two storey side extension following demolition of existing lean-to at Glenholme, Thorpe Bank, Fylingthorpe 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:

Document Description	Document No.	Date Received
Site Plan	D10098-01 REV.A	23 March 2012
Existing Plans and Elevations	D10098-02 REV.A	23 March 2012
Proposed Plans and Elevations	D10098-03 REV.D	23 March 2012
Design and Access Statement		23 March 2012
or in accordance with any minor variation thereof that may be approved in writing by		
the Local Planning Authority.		, ,,

- All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
- 4. The roof of the conservatory hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
- 5. All new window frames, glazing bars, external door and door frames shall be of timber construction, painted to match the existing windows in the host dwelling and thereafter the door/window frames and glazing bars 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

2 1 MAY 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0189/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 & 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.
- 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 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

DP3 - Design

DP19 - Householder Development

Reason for Approval

Whilst unusual in its form and design, being a two storey extension with a glazed garden room to the first floor, the Local Planning Authority considers that the extension would be in keeping with the character and form of the host building and would not adversely affect the residential amenity of neighbouring occupiers in accordance with Core Policy G and Development Policies 3 and 19 of the NYM Local Development Framework.

Mr C M France Director of Planning 2 1 MAY 2012

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