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 Robert Fretwell
c/o Mr Andy Williamson
Middlethorpe
Sledgate Farm
Fylingthorpe
North Yorkshire YO22 4QB



The above named Authority being the Planning Authority for the purposes of your application registered 9 July 2012, in respect of proposed development for the purposes of conversion of and alterations to garage/workshop to form holiday letting cottage (revised scheme to NYM/2011/0167/FL) at North Ings, Station Road, 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 commenced 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 DescriptionDate ReceivedSite Plan - scale 1:7509 July 2012Floor Plans, Elevations and Site Plan13 September 2012Email regarding railings from Andy Williamson8 October 2012or in accordance with any minor variation thereof that may be approved in writing by

the Local Planning Authority.

- 3. The dwelling unit 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.
- 4. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as North Ings as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
- 5. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
- 6. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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7. The lintels and cills of all new windows herby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone to match the existing in terms of dimension, tooling, shape, colour and texture and shall be maintained in that condition in perpetuity.

Continued/Conditions

Mr C M France Director of Planning

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0264/FL

Conditions (Continued)

- 8. No work shall local commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 9. 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 in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 10. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 & 4. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.
- 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 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.
- 6 to 10. 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

DP3 - Design

DP14 - Tourism and Recreation

DP23 - New Development and Transport

Reason for Approval

This proposal relates to the reuse of an existing building in relation to an existing tourism business and the alterations would not have a detrimental impact on the character of the area or the building, or have a detrimental impact on highway safety. The proposal is therefore in accordance with Development Policies 3, 14 and 23 of the NYM Local Development Framework.

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Mr C M France Director of Planning

Date 1 2 OCT 2012

(OP)