

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

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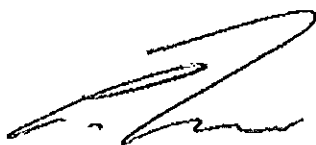
The above named Authority being the Planning Authority for the purposes of your application registered 9 July 2012, in respect of proposed development for the purposes of **conversion of and alterations to garage/workshop to form holiday letting cottage (revised scheme to NYM/2011/0167/FL)** at **North 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 Description	Date Received
Site Plan - scale 1:750	9 July 2012
Floor Plans, Elevations and Site Plan	13 September 2012
Email regarding railings from Andy Williamson	8 October 2012

 or 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.
7. The lintels and cills of all new windows hereby 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



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Mr C M France
Director of Planning

Date: 12 OCT 2012

DecisionApproveAgent

