

**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 Tim Cole
77 Saxon Road
Whitby
North Yorkshire
YO21 3NU

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 22 June 2012, in respect of proposed development for the purposes of **variation of condition 2 (material minor amendment) of planning approval NYM/2011/0230/FL to allow the installation of flue pipe and 10 no. PV/solar panels, siting of oil and septic tanks and erection of building to house generator at Sea & Abbey View, Hawsker** has considered your said application and has granted permission for the proposed development subject to the following condition(s):

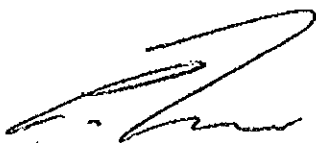
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Block Plan	D9940-06F	22 June 2012
Roof Materials for Barn	e-mail	16 July 2012
Oil Tank Details		6 June 2012
Septic Tank Details		6 June 2012
Proposed Plans and Elevations	D9940-02F	21 May 2012
Timber Fencing		27 April 2011
Proposed Elevations and Plan of Former Garage	D9940-05C	27 April 2011

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The holiday cottage unit(s) 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. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5. This permission has been granted in accordance with the details specified in the survey prepared by R.O Birdsall received on 13 April 2011 (and dated 8 April 2011 and 13 December 2010). More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

COPY

Date: 17 AUG 2012

Decision Approve

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0337/FL

COPY

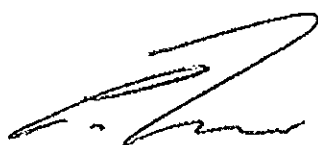
Conditions (Continued)

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
12. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details.
13. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hard surfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details.
14. No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

Informative(s)

Please note that the footpath/track situated to the north and south of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

COPY

Date: 17 AUG 2012

COPY

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. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
5. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
6. 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.
- 7 to 11. 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.
12. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
13. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
14. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

Development Plan Policies Relevant to the Decision

Local Development Framework	DP3 – Design DP8 – Conversion of Traditional Rural Buildings CPD – Climate Change
-----------------------------	---

Reason for Approval

The proposed traditional rural buildings are structurally sound and the proposed conversions, including the provision of solar panels, would maintain their existing character. Furthermore, the proposed holiday cottages would be managed from the locality. The development would therefore be in accordance with Development Policies 3 and 8 and Core Policy D of the NYM Local Development Framework.

Mr C M France
Director of Planning

COPY

Date 17 AUG 2012