

**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 Lee Wareham
c/o Mr Richard Hilton
10 Newton Gardens
Chapelton
Sheffield
South Yorkshire
S35 2YW

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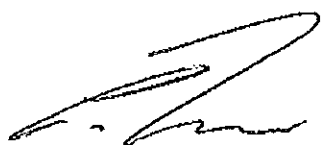
The above named Authority being the Planning Authority for the purposes of your application registered 22 May 2012, in respect of proposed development for the purposes of **construction of a two storey side extension at Greystones, Eskdale Side, Grosmont** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

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
Location Plan - scale 1:1250		22 May 2012
Proposed Ground Floor	04 Rev B	24 September 2012
Proposed First Floor	05 Rev B	24 September 2012
Proposed Elevations	06 Rev A	10 August 2012
Proposed Elevations	07 Rev B	24 September 2012

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No work shall commence on the construction of the walls and roof of the development hereby permitted until details of the stone and tiles, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development (including dressings) have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. 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.

Continued/Informatives



Mr C M France
Director of Planning

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27 SEP 2012
Date:

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0354/FL

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Informative

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Reasons for Conditions

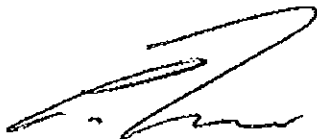
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 & 4. 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 DP19 – Householder Development

Reason for Approval

The proposed scheme is not considered to have a detrimental impact on any neighbouring properties and is proposed to be constructed in the same style as the existing dwelling and therefore accords with Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date ... **27 SEP 2012**