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 & Mrs N Hartley
c/o Hickling Gray Associates
fao: Christopher Kendall
61 Langdale Road
Market Weighton
York YO43 3DG



The above named Authority being the Planning Authority for the purposes of your application registered 28 May 2012, in respect of proposed development for the purposes of construction of two storey rear extensions with glazed link together with single storey side extensions at Moorgate Lees Farm, Hawsker has considered your said application and has granted permission for the proposed development subject to the following condition(s):

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the following drawings:

Plan Description	Drawing No.	Date Received
Proposed Site Layout	0312.NH.06	28 May 2012
Proposed Elevations	0312.NH.09B	22 June 2012
Proposed Elevations	0312.NH.10A	28 May 2012
Proposed Elevations	0312.NH.11A	28 May 2012
Proposed Ground Floor Plan	0312.NH.07A	28 May 2012
Proposed First Floor Plan	0312.NH.08A	28 May 2012
or in accordance with any minor	variation thereof that ma	y be approved in writing by
the Local Planning Authority		

- 3 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.
- 4 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.
- The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
- No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition 2:
 - (i) have been constructed in accordance with the submitted drawing 0312 NH.06
 - (ii) are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

Continued/Informatives

Mr C M France Director of Planning 1 7 JUL 2012

Date: .

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0361/FL

Informative(s)

In viewing the plans for this application the Highway Authority would like to point out that the applicant may wish to check that any third party access to the field gate is not impeded by the proposals.

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. 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.
- 4 & 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.
- 6. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

Development Plan Policies Relevant to the Decision

Local Development Framework DP:

DP3 - Design

DP19 - Householder Development

Reason for Approval

It is considered that the revised design and materials, in conjunction with the reduced bulk of the proposed extensions would comprise an acceptable traditional approach to extending the original farmhouse without having a detrimental impact on either the amenities of the neighbouring properties or the character of the immediate or wider landscape. The proposal is therefore considered to be in accordance with Development Policies 3 and 19 of the NYM Local Development Framework.

Mr C M France

Director of Planning

Date 17 JUL 2012