

**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 Peter Dixon
c/o David Ward Architecture Ltd
The Rectory
Langton
Malton
Y017 9PQ

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The above named Authority being the Planning Authority for the purposes of your application registered 11 June 2012, in respect of proposed development for the purposes of **conversion of attached storage barn to form residential accommodation at Low Dale Farm, Sleights** 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:

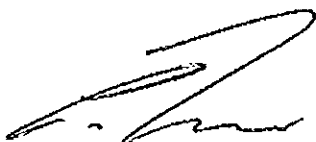
Document Description	Document No.	Date Received
Location Plan	from Promap	25 May 2012
Proposed Plans and Section	Drawing 3C	12 July 2012
Proposed Elevations and Section	Drawing 04C	12 July 2012

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. All new window frames, external doors and door frames shall be of timber construction finished in a colour to match the existing dwelling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. 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.

Informative(s)

1. Public Footpath 3 Eskdaleside-cum-Ugglebarnby runs to the west of the site. Please ensure that this Footpath remain free from obstruction and open for use at all times.

Continued/Informative(s)



Mr C M France
Director of Planning

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06 AUG 2012

Date:

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Informative(s) (Continued)

- 2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details: Natural England, Government Team (West), Government Buildings, Otley Road, Leeds, LS16 5QT, Tel: 0300 060 4230. Further information is also available from the Bat Conservation Trust national helpline on 0845 1300 228.
- 3. 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

Reason(s) for Condition(s)

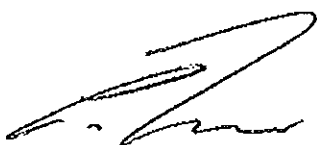
- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the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

The proposed conversion scheme to achieve additional domestic accommodation is considered to have been appropriately detailed so that it does not have a detrimental impact on the character of the host property or the barns which are proposed to be converted and therefore the proposal is considered to accord with the requirements of Development Policies 19 and 3 of the NYM Local Development Framework and therefore approval is recommended.



Mr C M France
Director of Planning

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Date