

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 Lifestyle Hotels Limited
C/o Edgar Allen Partnership
13 York Place
Scarborough
YO11 2NP

The above named Authority being the Planning Authority for the purposes of your application registered 20 April 2009, in respect of proposed development for the purposes of **erection of a part two storey and part single storey extension to provide 11 no. additional self contained suites at Ox Pasture Hall Hotel, Lady Edith's Drive, Woodlands, Scarborough** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall only be carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved and the use of the rooms shall remain as detailed in Drawing Numbers 8/G2315/10 and 8/G2315/11 received 1 April 2009 or in accordance with any minor variation thereof that may be approved in writing.
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(s) hereby permitted shall form and remain part of the curtilage of the existing hotel known as Ox Pasture Hall Hotel and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
- 5. 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 have been submitted to and approved in writing by the Local Planning Authority and 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.
- 6. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: 15 June 2009

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2009/0217/FL

Conditions (Continued)

- 7. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. 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.
- 9. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
- Done* ✓ 10. No work shall commence to clear the site in preparation for the development hereby permitted until details of a landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting which shall be clearly identified in the scheme.
11. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Informative

The pond to the north of this development supports rare plant species. It should be protected from pollution arising from the development.

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 the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.

Continued/Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: 15 June 2009

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2009/0217/FL

Reasons for Conditions (Continued)

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. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.
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 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.
- 6 to 8. 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.
9. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1 which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
- 10 & 11. 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.

Development Plan policies relevant to the decision

Local Development Framework - CPG – Landscape, Design and Historic Assets
DP3 – Design
DP5 – Listed Buildings
DP14 – Tourism and Recreation

Reason for Approval

The proposal to construct 11 self contained suites associated with the existing Ox Pasture Hall Hotel is considered to be acceptable and, in view of the scale and amount of previous development at the site, it is unlikely to have any further adverse impact on the character and setting of the Grade II Listed farmhouse. The proposal therefore accords with Core Policy G and Development Policies 3, 5 and 14 of the North York Moors Local Development Framework.

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: 15 June 2009