

**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**

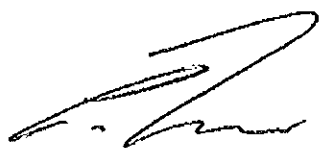
To Mr Geoffrey L Fell
Inspectors House
14 Railway Cottages
Norton
Stockton on Tees
TS20 1QD

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The above named Authority being the Planning Authority for the purposes of your application registered 8 August 2012, in respect of proposed development for the purposes of **installation of replacement timber vertical sliding sash windows in gable end and timber front door together with removal of masonry paint and repointing works at Esplanade House, 1 The Esplanade, Robin Hoods Bay** 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:21/2 (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
4. 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 (and glazing if included) 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.
5. All new windows in the development hereby permitted shall match those of the south elevation of the property in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, sills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 28 SEP 2012

DecisionApprove

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Reason(s) for Condition(s)

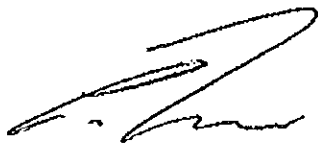
1. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
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. 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 to 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 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	CPG – Landscape, Design and Historic Assets DP4 – Conservation Areas DP5 – Listed Buildings DP19 – Householder Development
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Reason for Approval

The proposed replacement windows and door together with the removal of masonry paint at Esplanade House would improve the quality and appearance of this Grade II Listed Building resulting in an enhancement the appearance of the wider Conservation Area. The design details and materials are considered to be of a high quality and the proposal is therefore considered to comply with Core Policy G and Development Policies 4, 5 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date 28 SEP 2012