

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 Dalby Forest Lodges
c/o John Howlett Planning
45 Windmill Rise
York
North Yorkshire YO26 4TU

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The above named Authority being the Planning Authority for the purposes of your application registered 27 September 2012, in respect of proposed development for the purposes of **erection of roof and retention of timber building for housing heating system at Nutwood, Low Dalby** 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. The external timber cladding and roof material of the building hereby approved shall match that of the existing timber buildings/chalets, in terms of the type of timber and the paint colour/finish and roof material and shall thereafter be so maintained.

Reason(s) for Condition(s)

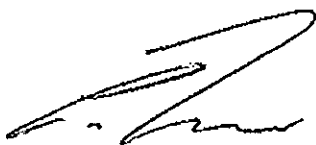
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. 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
 DP16 – Chalet and Camping Sites

Reason for Approval

The proposed building is required for purposes ancillary to the existing use of the site and would not have a detrimental impact on the amenities of the dwelling or the surrounding landscape, and facilitate the heating of the accommodation of the site from a carbon neutral source. The proposal would therefore be in accordance with Development Policies 3 and 16 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date **22 NOV 2012**