

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 Chris Geall
The Geall Gallery
Front Street
Grosmont
Whitby
North Yorkshire YO22 5QE

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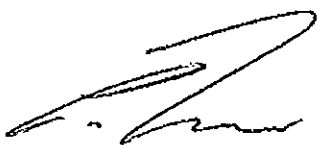
The above named Authority being the Planning Authority for the purposes of your application registered 6 November 2012, in respect of proposed development for the purposes of **change of use of upper flat to form Bed & Breakfast accommodation (no external alterations) at Grosmont Gallery, Front Street, Grosmont** 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. No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any, signage, wall or roof vents or flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
4. The dining room used in association with the Bed and Breakfast/Guest House establishment hereby approved shall not be used as a restaurant other than for overnight guests staying at the premises.

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.
4. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.

Continued/ Explanation of how the Authority has Worked
Positively with the Applicant/Agent



Mr C M France
Director of Planning

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Date ... 20 DEC 2012

DecisionApprove

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Continuation of Decision No. NYM/2012/0697/CU

Explanation of how the Authority has Worked Positively with the Applicant/Agent

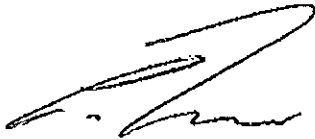
The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Development Plan Policies Relevant to the Decision

Local Development Framework DP14 – Tourism and Recreation

Reason for Approval

It is considered that the proposed use will not have an unacceptable impact on the character of the area or the amenity of neighbouring occupiers and will provide additional accommodation for those visiting the National Park. In this respect the proposal is considered to be in accordance with the criteria set out in Development Policy 14 of the NYM Local Development Framework.



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Mr C M France
Director of Planning

Date 20 DEC 2012