

**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 Mrs Julia Foster
Troutfot Cottages
Egton Manor
Egton Bridge
Whitby
North Yorkshire YO21 1UY

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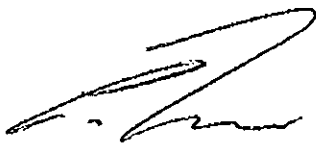
The above named Authority being the Planning Authority for the purposes of your application registered 19 November 2012, in respect of proposed development for the purposes of **insertion of single glazed timber window to front elevation at The Old Potting Shed (Garden Cottage), Barnards Road, Egton Bridge** 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 lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone to match the existing in terms of dimension, tooling, shape, colour and texture and shall be maintained in that condition in perpetuity.
4. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2 ½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
5. The exposed surfaces of any new stonework or newly cut stone faces to the building to which this permission relates will be hand-tooled to match the existing stonework.

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 to 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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: 14 JAN 2013

DecisionApprove

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Continuation of Decision No. NYM/2012/0761/FL

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

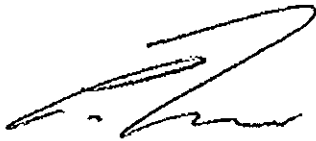
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Development Plan Policies Relevant to the Decision

Local Development Framework	CPG – Landscape, Design and Historic Assets
	DP4 – Conservation Areas
	DP5 – Listed Buildings

Reason for Approval

The proposed alteration will maintain the character, appearance, setting, and architectural and historic fabric of the Grade II Listed Building and as such is deemed to comply with Core Policy G and Development Policies 4 and 5 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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14 JAN 2013

Date