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NYM / 2012 / 0796 / PA

Decision No. NYM3/081/0036T/PA

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 & Mrs Ray Hymas
c/o Edwardson Associates
Sedge House
North Frodingham
Driffield, East Yorkshire
YO25 8LA

The above named Authority being the Planning Authority for the purposes of your application dated 2 September 1999, in respect of proposed development for the purposes of change of use and alterations to existing restaurant and stone barn to form 4 units of holiday accommodation and office at The Eatwell Restaurant, (adjacent to Fox & Rabbit P.H.), Lockton 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 five 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 unless otherwise with the prior written agreement of the local planning authority.
3. All new window frames, glazing bars and external door frames shall be of timber construction, stained dark brown and thereafter be so maintained.
4. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows.
5. The stonework and roofing tiles of the development hereby permitted shall match as closely as possible those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
6. 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 financial year.
7. The office unit hereby approved shall be and shall remain ancillary to the operation of the holiday cottages unless otherwise agreed in writing by the local planning authority.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without the prior written consent of the local planning authority.

Continued/9 ...

V A Dilcock . COPY

Mrs V A Dilcock
Chief Planning Officer

Date 5 JAN 2000

NOTE :-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

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TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM3/081/0036T/PA

Date: . . . 5 JAN 2000 .

Conditions (Continued)

- 9. No demolition and rebuilding work additional to that specified in the structural report received at the National Park Office on the 23 December 1999 shall be carried out in undertaking the development hereby permitted without the prior written approval of the local planning authority.
- 10. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.

Reasons for conditions

- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990.
- 2. To avoid doubt.
- 3 to 5. The local planning authority is anxious to ensure that the materials used will be in character with the materials in general use in the area.
- 6. The premises, by reason of their siting in the courtyard and relationship with adjacent uses, together with the difficulties in providing for the general amenity requirements associated with permanent residential use, are only considered suitable for the use as holiday accommodation.
- 7. In the interests of the amenities of the area and highway safety.
- 8 & 9. In the interests of the character and appearance of the area.
- 10. To avoid pollution of watercourses and ensure the proposed development has satisfactory sewage disposal facilities.

V A Dilcock .

Mrs V A Dilcock
Chief Planning Officer

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