

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

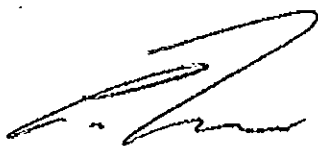
To Ms Vivien Mousdell  
Rose Cottage  
46 Main Road  
Aislaby  
Whitby  
North Yorkshire  
YO21 1SN

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The above named Authority being the Planning Authority for the purposes of your application validated 24 January 2013, in respect of proposed development for the purposes of **proposed replacement of garage door with timber window and timber panelling beneath together with timber door at Rose Cottage, 46 Main Road, Aislaby** 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 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.
4. No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority. The work shall not be carried out otherwise in accordance with the approved details within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

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Date: 13 MAR 2013

DecisionApprove

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Conditions (Continued)

6. The external face of the frame to all new windows and doors shall be set in reveals to match those of the existing garage door and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

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 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.
7. In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.

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

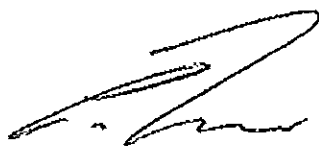
The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

**Development Plan Policies Relevant to the Decision**

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

**Reason for Approval**

The proposals by reason of their small scale and design are considered to preserve and enhance the character and appearance of the Aislaby Conservation Area and in these respects the proposals are considered to be in accordance with Core Policy G and Development Policy 4 of the NYM Framework which seek to ensure that the character of Conservation Areas is conserved and enhanced and that development within the Conservation Area is appropriate in terms of its scale, proportions, design and materials.



Mr C M France  
Director of Planning

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Date ... 13 MAR 2013