

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 Wendy Simpson  
Bridestones  
Fairhead  
Grosmont  
Whitby  
North Yorkshire  
YO22 5PN

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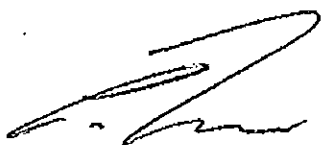
The above named Authority being the Planning Authority for the purposes of your application validated 13 February 2013, in respect of proposed development for the purposes of **conversion of redundant agricultural building to form additional living accommodation at Bridestones, Fairhead, Grosmont** has 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 permitted shall not be carried out other than in strict accordance with the following documents:
 

Document Description	Date Received
Location Plan	08 January 2013
Photographs of Building	08 January 2013
Proposed Layout Plans	15 January 2013
Structural Report from the Dossor Group	13 February 2013

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 40 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
- 4 The premises shall not be used other than as domestic accommodation and ancillary domestic purposes associated with the dwelling known as Bridestones and shall not be used for any other purpose.
- 5 All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



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Mr C M France  
Director of Planning

Date: ..... **10 APR 2013**

DecisionApprove

Conditions (Continued)

- 6 No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

Informative(s)

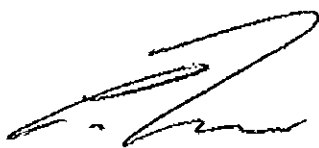
- 1. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
- 2. Please note that the footpath/track situated adjacent to the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
- 4. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.

Continued/Reasons for Conditions

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Mr C M France  
Director of Planning

Date: 10 APR 2013

**COPY**

**Conditions (Continued)**

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.
6. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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

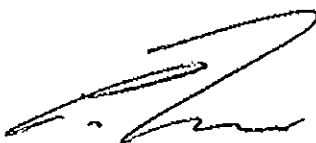
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in 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	DP3 – Design
	DP8 – Conversion of Traditional Rural Buildings

**Reason for Approval**

The proposed development will facilitate the re-use of a traditional stone built agricultural building in accordance with Development Policies 3 and 8 of the NYM Local Development Framework and as such the development will have no detrimental impact on the special qualities of the National Park.



Mr C M France  
Director of Planning

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Date **10 APR 2013**