

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 Andrew Butterfield
c/o Edwardson Associates
Paddock House
10 Middle Street South
Driffield
East Riding of Yorkshire YO25 6PT

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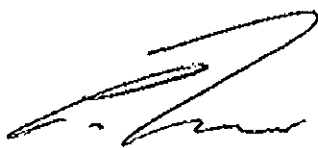
The above named Authority being the Planning Authority for the purposes of your application validated 18 March 2013, in respect of proposed development for the purposes of **construction of domestic conservatory extension together with check-in/reception and boot/utility room associated with caravan park at Scotts Cottage, Grouse Hill Caravan Park, Fylingdales** 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	Document No.	Date Received
Location Plan	001	14 March 2013
Floor Plans and Elevations – As Proposed – Rev A – Opt 2 Revised	101	13 May 2013

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. All new window frames, glazing bars, external doors and door frames shall be of timber construction 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 white 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.
6. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Informative(s)



Mr C M France
Director of Planning

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13 MAY 2013

Date:

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0155/FL

Informative(s)

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The applicant's attention is drawn to occupancy restriction of the dwelling as detailed in Condition 4 of the original planning permission NYM/2005/0598/FL and the accompanying Section 106 Agreement.

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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 4 to 7. 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.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 DP14 – Tourism and Recreation Facilities DP19 – Householder Development
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Reason for Approval

The amended scheme for extensions and out of hours check in facilities is considered to respect the character and scale of the host dwelling and its national park setting. The standard of design and material is high and the proposal will allow the Caravan Park Manager to manage the site effectively and efficiently. The proposal is therefore considered to comply with Development Policies 3, 14 and 19 of the NYM Local Development Framework, together with the advice contained within Part 2 of the adopted Design Guide.

Mr C M France
Director of Planning

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13 MAY 2013

Date