

**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 Graham Kemp  
Beacholme  
Covet Hill  
Robin Hoods Bay  
Whitby  
North Yorkshire YO22 4SN

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The above named Authority being the Planning Authority for the purposes of your application validated 26 April 2013, in respect of proposed development for the purposes of **installation of 1 no. replacement western gable landing window (retrospective) together with erection of gates and addition of charity collection plaque at Beacholme, Covet Hill, Robin Hoods Bay** 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. Notwithstanding the details submitted, the timber gates hereby permitted shall include a pencil mould detail.

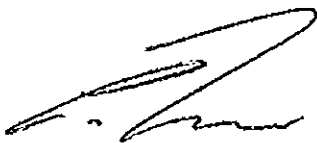
**Informative(s)**

Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

**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 Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

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



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Mr C M France  
Director of Planning

**21 JUN 2013**

Date: .....

DecisionApprove

**For the Rights of Appeal and Notes See Overleaf**

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Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0243/FL

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

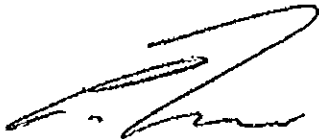
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in 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	DP4 – Conservation Areas
	DP5 – Listed Buildings
	DP19 – Householder Development

**Reason for Approval**

The Local Planning Authority considers that the proposed development would not have a detrimental impact on the special historic or architectural interest, or the setting, of this Grade II Listed Building and would preserve the character and appearance of the surrounding Conservation Area in accordance with Development Policies 4 and 5 of the NYM Local Development framework and the advice contained in the National Planning Policy Framework. Furthermore it is not considered that the proposed development would have a significant adverse impact on the residential amenity of neighbouring occupiers in accordance with Development Policy 19 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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21 JUN 2013  
Date .....