

**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 Steve Cooper
c/o Everest Ltd
fao: Mr Shiraz Riaz
Unit 7 North Orbital Commercial Park
Napsbury Lane
St. Albans
Hertfordshire
AL1 1XB

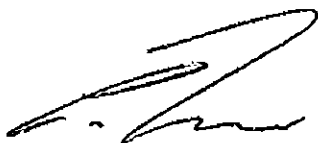
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The above named Authority being the Planning Authority for the purposes of your application validated 09 May 2013, in respect of **construction of conservatory to rear at 3 Thorpe Green, Fylingthorpe** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The proposed conservatory is of a poor quality design and dominates the attractive and traditional rear elevation of this historic property. The utilitarian design and standard materials would not reflect or complement the host property and style of the wider local vernacular. Whilst at the rear, the overwhelming scale, horizontal proportion and lack of detailing fail to respect the existing architectural and historic context of the host building and its neighbours, contrary to Development Policies 3 and 19 together with the advice set out in Part 2 of the adopted Design Guide and paragraph 64 of the National Planning Policy Framework.

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 with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



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Mr C M France
Director of Planning

Date **02 JUL 2013**