

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 John Stainthorp
c/o Tudor Design
fao: Mr Eric Matthew
Valley View
Underhill
Glaisdale
Whitby
North Yorkshire
YO21 2PF

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The above named Authority being the Planning Authority for the purposes of your application validated 12 June 2013, in respect of proposed development for the purposes of **conversion of former shop to form annexe accommodation together with alterations and construction of extensions and dormer windows to main dwelling, erection of car port and extension to timber shed in adjoining field at The Old Forge, Stainsacre** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

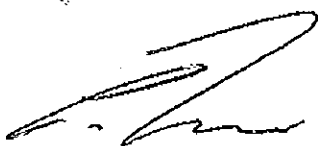
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description | Document No. | Date Received |
|--|--------------|------------------|
| Location Plan | N/A | 12 June 2013 |
| Block Plan including agricultural shed details | TD/42/13 | 12 June 2013 |
| Proposed Alterations and Extensions Elevations | N/A | 02 January 2014 |
| Proposed Alterations and Extensions Floor Plans | N/A | 02 January 2014 |
| Details contained within e-mail from John Stainthorp | NA | 13 December 2013 |
| Proposed Elevations and Plan of Car Port | TD/42/13 | 12 June 2013 |

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as The Old Forge, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.

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Continued/Conditions



Mr C M France
Director of Planning

20 JAN 2014
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0386/FB

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Conditions (Continued)

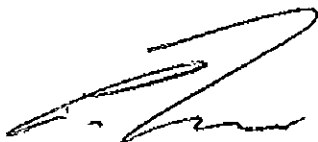
- 4. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
- 5. No 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.
- 6. All new window frames, glazing bars, external doors and external door frames shall be of timber construction with a painted finish and shall be 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.
- 8. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 2:
 - i) have been constructed in accordance with the submitted drawing
 - ii) are available for use unless otherwise approved in writing by the Local Planning Authority.
 Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 9. The extension to the agricultural shed hereby permitted shall be used only for the storage of tools and machinery used in association with the management of the land in the control of The Old Forge and for purposes incidental to the occupation of the property known as The Old Forge. It shall not be used as residential accommodation or for any other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.

Informative(s)

The applicant is advised that the land marked 'ex-parking area' on the submitted plans forms part of the publicly maintainable highway.

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Continued/Reasons for Conditions



Mr C M France
Director of Planning

20 JAN 2014

Date

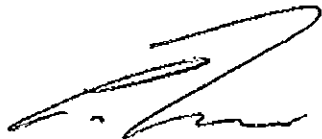
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Reason(s) for Conditions

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. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling. in accordance with NYM Development Policy 19.
4. 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.
- 5 – 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.
8. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
9. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.

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.



Mr C M France
Director of Planning

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20 JAN 2014
Date