

**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

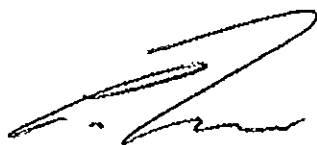
The above named Authority being the Planning Authority for the purposes of your application validated 27 August 2013, in respect of proposed development for the purposes of **construction of domestic storage building following demolition of existing shed at The Old Council Bin Store, Albion Road, Robin 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, updated by e-mail on 8 October 2013, hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. The garage door hereby approved shall be coloured or painted a colour to match the external timber cladding and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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 & 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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



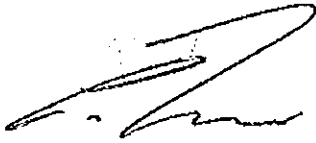
Mr C M France
Director of Planning

22 OCT 2013
Date

DecisionApprove

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

Date **22 OCT 2013**