

**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 & Mrs Heyes  
c/o Markham - Inc  
fao: Mr Philip Markham  
Fairfield Cottage  
Throxenby Hall  
Throxenby Lane  
Scarborough  
North Yorkshire YO12 5RE

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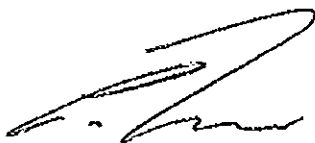
The above named Authority being the Planning Authority for the purposes of your application validated 07 October 2013, in respect of proposed development for the purposes of **construction of single storey extensions to provide Bed & Breakfast accommodation at 2 Mill Lane, Hawsker** has considered your 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
Proposed Floor Plans	THREE Rev B	7 Nov 2013
Proposed Elevation	FOUR Rev B	7 Nov 2013

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the east elevation of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
4. The en-suite bedrooms in the extension hereby approved shall not be used for residential purposes other than holiday letting purposes or as ancillary accommodation for members of the family of the occupier of the main dwelling known as 2 Mill Lane and shall form and remain part of the curtilage of this main dwelling as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5. 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.

Continued/Conditions



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25 NOV 2013

Mr C M France  
Director of Planning

Date: .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0670/FL

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Conditions (Continued)

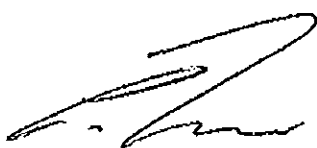
6. The en-suite bedrooms in the extension hereby approved shall not be occupied until the related parking facilities have been constructed in accordance with the approved drawing no. THREE Rev B 06:11:13 Planning Rev - Proposed Plans dated 7 November 2013. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
7. There shall be no ancillary use of the bedroom within the main part of the house for any form of commercial Bed and Breakfast use without an express grant of planning permission.

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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. The site is in a position where the permanent 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 holiday accommodation and main dwelling.
5. 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.
6. In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
7. To avoid an over intensive use and to accord with NYM Development Policy 19 which seeks to protect amenity levels of neighbours by ensuring activity levels are compatible.

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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25 NOV 2013

Date .....