

**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: Revd Andrew Allington  
The Vicarage  
5 Belle Vue Crescent  
Filey  
North Yorkshire  
YO14 9AD

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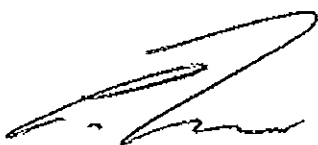
The above named Authority being the Planning Authority for the purposes of your application validated 27 November 2014, in respect of proposed development for the purposes of **erection of detached summerhouse and construction of stepped gabion basket (part retrospective) at Rock House Lodge, Hackness** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. 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.
2. The development hereby permitted shall be used for ancillary domestic use incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority. The structure shall form and shall remain as part of the curtilage of the main dwelling as a single planning unit.
3. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

**Reasons for Conditions**

1. 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.
2. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

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



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Mr C M France  
Director of Planning

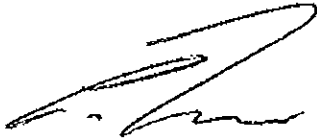
23 FEB 2015  
Date .....

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Continuation of Decision No. NYM/2014/0793/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. Areas of concern have been discussed with the applicant and subsequently the Local Planning Authority has determined to grant planning permission 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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Date .. 23 FEB 2015 .....