

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 P Elsome
c/o Design 4 Architecture
Chestnut House
Marton
Sinnington
York
YO62 6RD

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The above named Authority being the Planning Authority for the purposes of your application validated 05 December 2014, in respect of proposed development for the purposes of **alterations and construction of extensions and garage/workshop following demolition of existing garage and single storey rear extension at Kirkside Cottage, Appleton le Moors** has considered your said application and has granted permission for the proposed development subject to the following conditions:

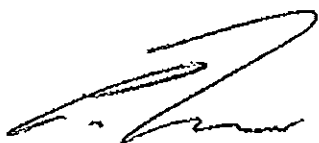
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed elevations 1	D414018/06D	02/03/2015
Proposed elevations 2	D414018/07D	02/03/2015
Proposed elevations 3	D414018/08D	02/03/2015
Proposed floor plans	D414018/04D	02/03/2015
Proposed site plan	D414018/05B	02/03/2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The garage building hereby permitted shall be used for domestic storage 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 permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
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. The external elevations of the garage and single storey extension hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

Continued/Conditions



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Mr C M France
Director of Planning

Date .. 26 MAR 2015 ..

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0801/FL

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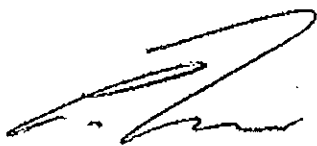
Conditions (Continued)

6. No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7. All new window frames, glazing bars and external door frames shall be of timber construction, painted to match existing within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
8. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed within the application site, around the root protection area of the Sycamore Tree which is located just outside the north west boundary of the property, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height and shall be positioned at a distance from the trunk of no less than the canopy spread of the tree or half the height of the tree, whichever is the greater. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.

Reasons 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. 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.
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.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

26 MAR 2015
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0801/FL

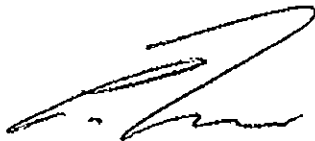
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Reasons for Conditions (Continued)

- 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 order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in size of the garage and rear extension, so as to deliver sustainable development.



Mr C M France
Director of Planning

Date .. 26 MAR 2015

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