

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 Michael Allison
c/o Mr Steven Reed
Reed Design
5 Larpool Mews
Larpool Drive
Whitby
YO22 4NF

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The above named Authority being the Planning Authority for the purposes of your application validated 29 September 2014, in respect of proposed development for the purposes of **erection of a garage with link to dwelling together with single storey rear extension at The Farm, Stainsacre** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

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

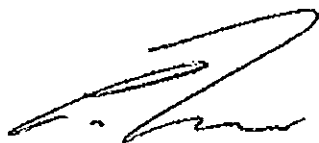
Document Description	Document No.	Date Received
Proposed elevations (front & rear)	MLA006	7 October 2014
Proposed elevations (sides)	MLA007	7 October 2014
Proposed plan view	MLA003	19 September 2014
Proposed ground floor layout	MLA004	19 September 2014

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
- All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for Condition(s)

- To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 18 NOV 2014

Town and Country Planning Act 1990

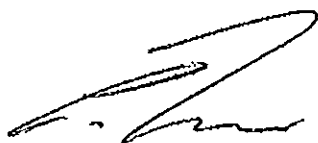
Continuation of Decision No. NYM/2014/0645/FL **COPY** 1

Reasons for Conditions (Continued)

3. 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.
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.

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 amendments to the roof design of the e proposed garage, so as to deliver sustainable development.



Mr C M France
Director of Planning

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Date **18 NOV 2014**