

**Planning (Listed Buildings and Conservation Areas) Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Listed Building Consent**

To Mr Rob Heath
c/o P.M. Straw Builders LTD
fao: Mr Stephen Straw
Ashford
Sledgates
Fylingthorpe
Whitby
North Yorkshire, YO22 4TZ

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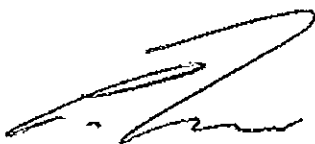
The above named Authority being the Planning Authority for the purposes of your application validated 16 February 2015, in respect of the proposed **construction of 1 no. dormer window to rear and installation of replacement window to front dormer at Auburn Cottage, Tommy Baxter Street, Robin Hoods Bay** has considered your said application and has **granted** consent in respect of the proposed works 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	Date Received
Location Plan	16 February 2015

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
 4. Notwithstanding the submitted details, all replacement and new windows shall be of a horizontal, Yorkshire sliding sash design of timber construction (without integral projecting cill) incorporating slim heritage double glazed units which incorporate individual glass panes and weight bearing glazing bars. The windows shall be painted within six months of the date of installation and shall thereafter be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Mr C M France
Director of Planning

Date 13 Feb 2015

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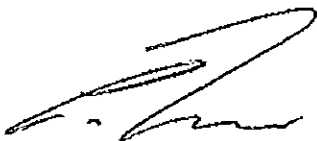
Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

Reasons for Conditions

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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 .. 13 APR 2015