

**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 S. Cooper  
c/o Ursula Bradwell Architects  
Seagull House  
Wellington Terrace  
Whitby  
North Yorkshire, YO21 3HF

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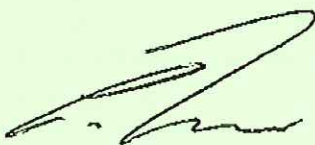
The above named Authority being the Planning Authority for the purposes of your application validated 06 March 2015, in respect of proposed development for the purposes of **construction of garden room to rear (revised scheme to NYM/2014/0517/FL) at Thorpe Green House, 3 Thorpe Green, Fylingthorpe** 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 ground floor plans & elevations	3002C.14.02M	2 March 2015
Proposed elevations & section	3002C.14.04M	2 March 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 rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
  4. No work shall commence on the installation of the windows and doors in the development hereby approved until details, including samples if so required of the colour/finish and materials of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

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Date ... 01 MAY 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0136/FL

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**Conditions (Continued)**

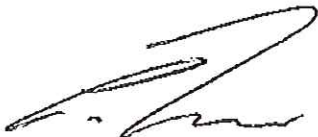
5. The framework of the garden room hereby approved shall be of timber construction, and no work shall commence to paint or stain the framework until details of the colour and/or finish have been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of the framework being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**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 – 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 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 confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.



Mr C M France  
Director of Planning

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Date ... 01 MAY 2015