

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 Stephen Brear  
c/o Mr Stephen McGivern  
Poets Cottage  
Lealholm  
Whitby  
YO21 2AQ

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The above named Authority being the Planning Authority for the purposes of your application validated 02 March 2015, in respect of proposed development for the purposes of **change of use to holiday cottage together with insertion of French doors and alterations to first floor window to west elevation to form Juliette balcony at Cottage Two, Dunsley Hall, Dunsley** 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
Red line plan	Ordnance survey	2 March 2015
West elevation proposed	Scale 1: 50	17 April 2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 40 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The consent hereby granted relates to the use of the residential unit as a holiday letting cottage from 12 February in one year to 12 January in the following year only. There shall be no use of the holiday cottage during the closed one month season. The site owner/operator shall maintain a register of the home addresses of the owners/occupiers and make the register available at all reasonable times for inspection by Officers of the Local Planning Authority. The unit hereby approved shall not be used for residential purposes other than holiday letting purposes.
5. To prevent any excessive interference with neighbouring properties construction shall be limited to 0700 - 1800 Monday to Friday, 0800 - 1300 Saturday with no work allowed on Sundays and Bank Holidays.

Continued/Reasons for Conditions

Mr C M France  
Director of Planning

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Date .. 27 APR 2015 .....

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0139/CU

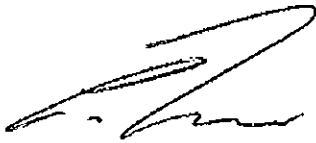
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**Reasons for Conditions**

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 retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. 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.
5. 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.

**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 so as to deliver sustainable development.



Mr C M France  
Director of Planning

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Date ... 27 APR 2015