

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 David Russell
c/o Hayes Associates
fao: Andrew Hayes
First Floor, Yorkshire Bank Chambers
24 Huntriss Row
Scarborough
North Yorkshire
YO11 2EF

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The above named Authority being the Planning Authority for the purposes of your application validated 05/05/2015, in respect of proposed development for the purposes of **part rebuilding of and alterations to garage to form sun room and boiler room together with erection of shed at Ravenhurst, Church Road, Ravenscar** has considered your said application and has granted permission for the proposed development subject to the following condition(s):

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
Location Plan	N/A	22 April 2015
Alterations as Existing and Proposed	160001/01	22 April 2015
Elevations as Existing and Proposed	16001/02	22 April 2015
Elevations and Plan as Proposed	16001/03	22 April 2015
Elevations and Plan Garden Shed as Proposed	16001/04	22 April 2015

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. All new stonework and roof slates 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.
 4. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

Date: 29 JUN 2015

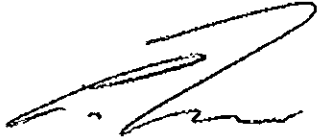
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Reason(s) for Condition(s)

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. 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 Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant 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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29 JUN 2015
Date