

**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**

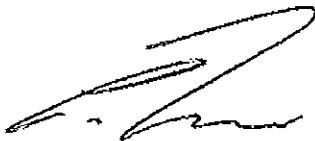
To Punch Taverns Ltd
c/o Millison Associates
fao: Mr Carl Priestly
Byron House
10 Kennedy Street
Manchester
Cheshire
M2 4BY

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The above named Authority being the Planning Authority for the purposes of your application validated 04 June 2015, in respect of the proposed **internal alterations** at **Station Tavern, Front Street, Grosmont** 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. Notwithstanding the submitted details, the historic steps, doorway, architrave, and door serving the existing bathroom shall be retained in situ on the landing side in order to maintain the internal character and historic floorplan of the building.
4. Notwithstanding the submitted details the existing door and architrave (point 25) shall be exposed and retained in situ on the landing side in order to maintain the internal character and historic floorplan of the building.
5. All new skirtings and architraves will match existing historic features including profiles and sizes.
6. The existing door which serves the small cupboard in bedroom 6 to the new opening in the boiler room shall be re-used unless otherwise agreed in writing by the Local Planning Authority.
7. The upper glazed section of the entrance foyer shall be retained and new glazed screen shall be sympathetically incorporated into this existing fabric of the building.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date .. 30 JUL 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0376/LB

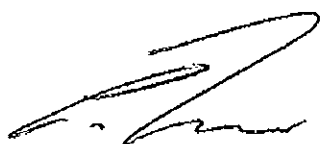
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Reasons for Conditions

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 – 7. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.

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



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Mr C M France
Director of Planning

Date 30 JUL 2015