

**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 Ms Linda Torpey  
77 Dartmouth Park Road  
London  
NW5 1SL

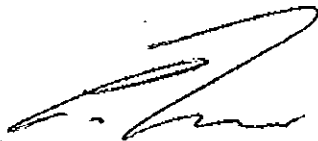
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The above named Authority being the Planning Authority for the purposes of your application validated 28 July 2015, in respect of **erection of replacement garden shed/summerhouse together with veranda (retrospective) at Bay Bank House, Station Road, Robin Hoods Bay** has considered your said application and has **refused** permission for the proposed development for the following reason:

1. The Local Planning Authority considers that the proposed garden shed/summerhouse, by reason of its substantial scale, standard domestic and suburban design and uncharacteristic proportions detracts from the setting of the host grade II listed property and harms views into the conservation area. As such, the proposal would be detrimental to the character, special qualities and distinctiveness of the locality and wider landscape of National Park, contrary to Core Policy G and Development Policies 4, 5 and 19 of the NYM Local Development Framework.

**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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Mr C M France  
Director of Planning

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Date .. 21 SEP 2015