

**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 Robert Cameron
Wheelhouse Cottage
Newholm
Whitby
YO21 3QR

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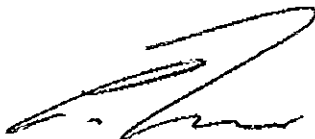
The above named Authority being the Planning Authority for the purposes of your application validated 28 August 2015, in respect of proposed development for the purposes of **erection of summerhouse at Wheelhouse Cottage, Newholm** has considered your said application and has **granted** permission for 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 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. No external paraphernalia shall be installed in the development hereby permitted such as decking, verandas, external lighting and hard and soft landscaping.
4. If the use of the summerhouse permanently ceases the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the land.

Informatives

You are advised that this permission does not grant consent for a 'domestic use' of the land on which the summer house is to be sited. For clarification the land in question is deemed to fall outside of the area shown as 'garden' on the attached plan and the associated planning permission NYM4/037/0031G/PA hereby enclosed. Changing the use of the land to domestic curtilage will require a separate grant of planning permission.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

23 OCT 2015
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0549/FL

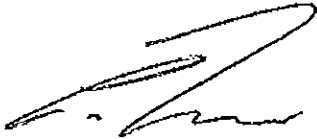
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Conditions (Continued)

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 the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
4. In order to return the land to its former condition and comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the landscape of the National Park.

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 the development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

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Date .. 23 OCT 2015