

**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**

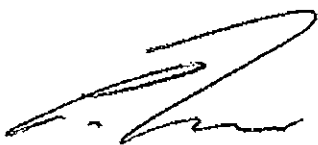
To Mrs Jayne Rayne  
c/o P.M Straw Builders  
fao: Mr Stephen Straw  
Ashford  
Sledgates  
Fylingthorpe  
Whitby  
North Yorkshire, YO22 4TZ

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The above named Authority being the Planning Authority for the purposes of your application validated 15 September 2015, in respect of the proposed **repairs to external walls, rendering works, replacement windows, doors and lintels together with internal alterations to include the removal of 1 no. wall and replacement concrete ground floor at The Annexe, Plane Tree Cottage, Plane Tree Street, Robin Hoods Bay** 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 condition of the existing lintels shall be assessed and reported to the Local Planning Authority before any replacement lintels are installed. Full details of any replacement lintels shall be submitted to and approved in writing by the Local Planning Authority.
4. For the avoidance of doubt and notwithstanding the submitted details, no work shall commence on the development hereby permitted until a detailed window schedule has been submitted to and approved in writing with the Local Planning Authority. The schedule shall include a condition assessment of the ground floor kitchen window and first floor sliding sash window together with details of their repair together with elevation details of the property with the window openings labelled in accordance with window details submitted with this application.
5. The finish of the walls to be rendered/painted shall match the existing render/paint in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. Notwithstanding the submitted details, the external face of the brickwork used in the blocking-up of the opening in the south-west elevation shall be set in a reveal of a minimum depth of 60mm in order to retain evidence of the opening.

Continued/Conditions



Mr C M France  
Director of Planning

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Date - 9 NOV 2015

DecisionApproveLBCA

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**Conditions (Continued)**

7. The external face of the frame to all new windows shall be set in a reveal of a minimum of 60mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
9. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
11. All new window frames, glazing bars, external doors and door frames shall be of timber construction and no work shall commence to paint or black stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

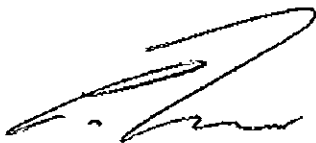
**Informative**

The applicant is reminded that the use of the building to which this consent relates is limited to ancillary living accommodation/domestic storage in connection with the occupation of the main dwelling known as Plane Tree Cottage. Its use as any other form of living accommodation including holiday letting would require planning permission.

**Reasons for Conditions**

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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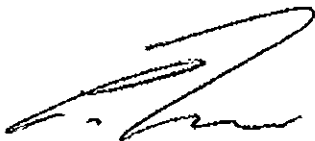
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**Reasons for Conditions (Continued)**

- 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 & 4. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.
- 5. 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.
- 6 – 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.
- 12. 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant's agent, acceptable conditions to allow further opportunity to assess the quality of the historical fabric of the building. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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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Date .....