

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 Dr Ilona Franklin
c/o Richard Agar Associates Limited
Ivy House Farm
8 Main Road
Whitby
North Yorkshire
YO21 1SW

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The above named Authority being the Planning Authority for the purposes of your application validated 19 October 2015, in respect of the proposed **conversion of building to form holiday letting cottage** at **Woodleigh House, 21 Main Road, Aislaby** has considered your said application and has **granted** consent in respect of the proposed works subject to the following condition(s):

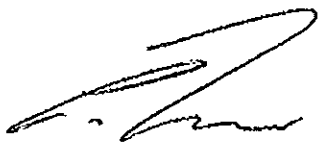
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site location	3.122-01 Rev B	19 October 2015
Site plan	3.122-02 Rev B	19 November 2015
Proposed elevations	3.122-06 Rev C	11 December 2015
Proposed floor plans	3.122-08 Rev C	11 December 2015

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The door openings on the west elevation of the development hereby permitted, other than the door into the kitchen/lounge area, shall be not be capable of being opened and shall be maintained in that condition in perpetuity.
4. This permission has been granted in accordance with the details specified in the survey prepared by Richard Agar received on 8 October 2015. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
5. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2 ½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
6. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions

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Mr C M France
Director of Planning

14 DEC 2015
Date:

Town and Country Planning Act 1990

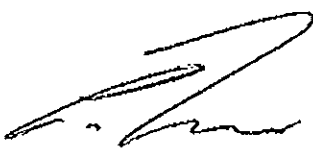
Continuation of Decision No. NYM/2015/0734/LB

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Conditions (Continued)

7. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed 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.
9. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. The infill panel to the garage doors, new door and window to the east elevation should be set to the inside wall face to maximise reveals and shall be maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Detailed plans showing the depth of reveal shall be submitted to and approved in writing by the Local Planning Authority.
11. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. 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.
13. 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.
14. The central door with fan light above on the west elevation shall be repaired, draught proofed, shall be inward opening only and retained in situ.
15. The type of glazing to be used in the development hereby approved shall be agreed in writing with the Local Planning Authority.

Continued/Conditions



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Continuation of Decision No. NYM/2015/0734/LB

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Conditions (Continued)

16. No work shall commence to lift the existing flag stone floor within the building at ground floor level until a programme of building recording and analysis in accordance with a written scheme has been submitted to and approved in writing by the Local Planning Authority. The statement should include a detailed numbered plan of each of the flag stones showing the position of the stones and how and where the stones will be re-laid. The work shall not be carried out otherwise than in accordance with the approved scheme of investigation.
17. Any insertion of an injected damp proof course shall be undertaken by drilling into a mortar course and not into any stonework and injected from inside the building only. There shall be no application of any silicone based water repellent or chemical injection system to any of the external masonry walls.

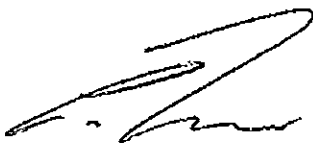
Informative(s)

Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

Reason(s) for Condition(s)

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. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4. 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.
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.
- 8 to 15. 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.
- 16 & 17. 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.

Continued/Explanation of how the Authority has Worked Positively with the Applicant/Agent



Mr C M France
Director of Planning

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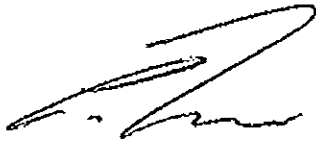
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Continuation of Decision No. NYM/2015/0734/LB

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including changes to the fenestration details and internal layout, so as to deliver sustainable development.



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