

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
c/o Millson Associates Ltd
fao: Miss Jaclyn Murphy
Byron House
10 Kennedy Street
Manchester
Cheshire
M2 4BY

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 02 December 2015, in respect of the proposed **for internal alterations (revised scheme to NYM/2015/0376/LB)** 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:

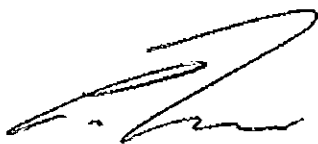
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Ground & 1st Floor Plans	1981-2.01 Rev B	11 Jan 2015

or in accordance with any minor variation thereof that may be approved in writing 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 shown on Drawing No. 1981 - 2.01 Rev B submitted on NYM2015/0376/LB) 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.

COPY

Continued/Reasons for Conditions



Mr C M France
Director of Planning

Date .. 21 JAN 2016 ..

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0766/LB

COBV

Reasons for Conditions

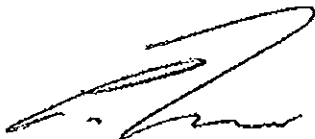
1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve 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.

Informative

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

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.



Mr C M France
Director of Planning

COPY

21 JAN 2016
Date