

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: Mrs L Ward  
c/o Mr D Todd  
The Willows  
Main Street  
Hutton Buscel  
North Yorkshire  
YO13 9LN

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 10 November 2015, in respect of proposed development for the purposes of **construction of raised patio with single storey porch extension above, 2 no. dormer windows together with creation of new parking area off existing access at Brambly Hedge, Aislaby** has considered your said application and has granted permission for the proposed development subject to the following conditions:

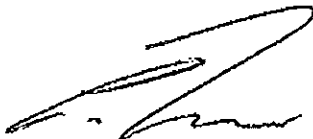
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Existing and Proposed Elevations	153-04-B	27 November 2015
Proposed Plan	153-03-B	18 December 2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. Notwithstanding the submitted plans the approval hereby granted does not grant permission for the rendering of the property or installation of stone quoin detailing as stated in the email from Mr D Todd received by this Authority and date stamped 4 January 2016.
4. The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
5. No construction works shall take place before 0700 hrs on weekdays and 0800 hrs on Saturdays nor after 1800 hrs on weekdays and 1300 hrs on Saturdays nor at any time on Sundays or Bank Holidays without the prior written agreement of the Local Planning Authority.

Continued/Informative



Mr C M France  
Director of Planning

COPY

Date ... 05 JAN 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0815/FL

COPY

**Informative**

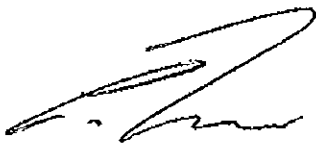
All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2 & 3. 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.
4. 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.
5. 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.

**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 the removal of the proposed render and new access, so as to deliver sustainable development.



Mr C M France  
Director of Planning

COPY

Date ... 05 JAN 2016