

**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 Mr John Guthrie
c/o Rudsdale Architectural Services
20 Church Street
Castleton
Whitby
North Yorkshire
YO21 2EQ

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 24 November 2015, in respect of the proposed **internal and external alterations to enable conversion of redundant building to form 1 no. holiday cottage at Manor Farm, Troutsdale** has considered your said application and has **granted** consent in respect of the proposed works subject to the following conditions:

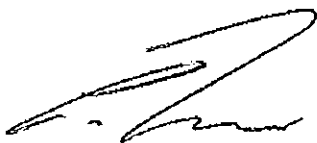
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site plan proposed	1424-07 Rev B	18 January 2016
Proposed plan, elevations and section	1424-06 Rev C	24 November 2015

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

3. This permission has been granted in accordance with the details specified in the survey prepared by Yendalls Engineering Ltd received on 24 November 2015 (as amended by email from Peter Rudsdale received on 18 January 2016). 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.
4. No work shall commence on site to treat or lay internal flooring until details have been submitted and approved by the Local Planning Authority. The flooring shall be laid/treated in accordance with the approved details and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
5. The external face of the frame to all new windows shall be set in a reveal of a depth to be agreed in writing by the Local Planning Authority, 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.

Continued/Conditions



Mr C M France
Director of Planning

COPY

Date .. 19 JAN 2016 ..

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0863/LB

COPY

Conditions (Continued)

6. 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.
7. All new window frames and glazing bars shall be of timber construction and coloured black/dark grey within six months of the date of installation and shall be maintained in that condition in perpetuity.
8. All the existing glass tiles shall be retained and re-instated in their existing location within the re-roofing scheme and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
9. No work shall commence to clear the site in preparation for the development hereby permitted until a bat emergence survey has been undertaken during the months of March/April and details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

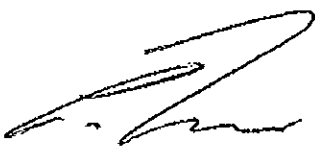
Informative

The applicant is advised that this permission cannot be implemented until the associated planning permission has been approved by the Local Planning Authority.

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 & 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 - 8. 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.

Continued/Reasons for Conditions



COPY

Mr C M France
Director of Planning

Date ... 19 JAN 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0863/LB

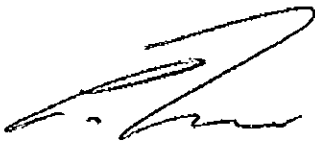
COPY

Reasons for Conditions (Continued)

9. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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 reduction in the extent of rebuilding proposed and amendments to outside areas, so as to deliver sustainable development.



Mr C M France
Director of Planning

Date .. 19 JAN 2016

COPY