

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: Ms Joanna Pedley  
c/o Ian Hazard Architects  
90 Albemarle Road  
Southbank  
York  
North Yorkshire  
YO23 1HB

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The above named Authority being the Planning Authority for the purposes of your application validated 10 December 2015, in respect of proposed development for the purposes of **alterations including replacement windows/rooflights and insertion of additional rooflight and change of use of craft workshop at lower ground floor level (Use Class A1) to residential (Use Class C3) at Ocean View, Covet Hill, Robin Hoods Bay** 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
Proposed Plans, Elevations & Sections	15014-30-000	10 December 2015
Proposed Plans, Elevations & Sections	15014-30-010	10 December 2015
Design, Access & Heritage Statement Revision A		4 January 2016

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

3. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as Ocean View as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
4. No work shall commence on the rendering of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Continued/Conditions

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Mr C M France  
Director of Planning

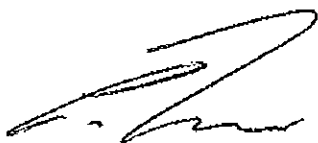
Date ... 4 FEB 2016

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Conditions (Continued)

5. Notwithstanding the submitted details the chimney stacks of the building should be repointed using a mortar mix to be first agreed in writing with the Local Planning Authority and all pointing should be flush finished then brushed back with a stiff bristle brush until slightly recessed behind the brick face.
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. 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.
8. No work shall commence on the installation of any replacement or new 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.
9. All cowls associated with the proposed development shall be matt finished or painted a matt colour and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. No work shall commence on the installation of the handrail to the front steps hereby approved until details of the proposed handrail including sectional details, finish and method fixing have been submitted to and approved in writing by the Local Planning Authority. The handrail 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.

Continued/Informatives



Mr C M France  
Director of Planning

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Date 4 FEB 2016

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**Informatives**

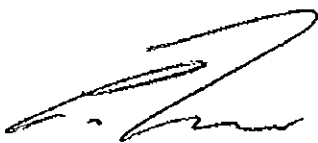
1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be 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.
2. The applicant is advised that in order to avoid unnecessary conflict on the highway that any associated works involving vehicles or deliveries be conducted outside of busy holiday times.

**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.
- 4 – 10. 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.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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

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- 4 FEB 2016  
Date .....