

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: Mr & Mrs Bryars
c/o Peter Rayment Design Ltd
Uppang
Westgate
Thornton le Dale
Pickering
YO18 7SG

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The above named Authority being the Planning Authority for the purposes of your application validated 21 December 2015, in respect of proposed development for the purposes of **construction of extension to detached outbuilding at Coomboots, Cumboots, Scalby**, 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The external elevations of the outbuilding hereby approved shall, within three months of first being brought into use, be finished in timber cladding (treated to match the existing timber work) and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

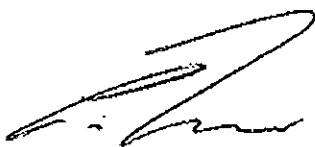
Informative

Please note that the footpath/track situated to the east of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date 15 FEB 2016

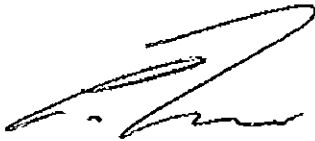
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Reasons for Conditions (Continued)

3. 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.

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

Date ... 15 FEB 2016

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