

**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 & Mrs Neil and Rachel Coates
c/o Mr John Blaymires
56 Pasture Lane
Seamer
Scarborough
YO12 4QR

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The above named Authority being the Planning Authority for the purposes of your application validated 11 January 2016, in respect of the proposed **internal works to create a single dwelling, insulation improvement works, replacement windows and doors, insertion of French doors, rendering works and erection of glazed balustrade at Lowdale Hall, Sleights** has considered your said application and has **granted** consent in respect of the proposed works subject to the following condition(s):

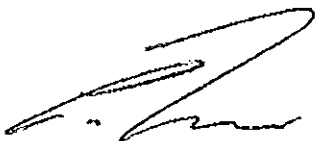
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
E-mail from agent		18 February 2016
Red line plan		11 January 2016
Detail item 1		11 January 2016
Elevations proposed		11 January 2016
Floor plans proposed		11 January 2016

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

3. The roof of the porch hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Condition(s)



Mr C M France
Director of Planning

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Date 7 MAR 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0010/LB

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Condition(s) (Continued)

5. No work shall commence on the installation of any replacement or new windows and glazing (bathroom windows), the internal screen, and the rear porch in the development hereby approved until detailed plans showing the constructional details of all timber joinery work in the development has 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 any means of opening. These individual elements 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.
6. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. Notwithstanding the submitted photographs, details of new fireplace(s), fire surround, fixtures/fittings and flues etc shall be submitted to and approved in writing by the Local Planning Authority. The fireplace(s) shall then accord with the approved details and be maintained in that condition in perpetuity.

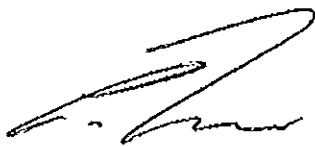
Informative(s)

1. 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

Reason(s) for Condition(s)

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. 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.

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

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17 MAR 2016
Date

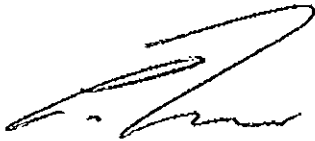
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Reason(s) for Condition(s) (Continued)

- 4 – 8. 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 Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal so as to deliver a more sustainable development.



Mr C M France
Director of Planning

Date 07 MAR 2016

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