

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 Penny Richardson  
High Farm  
Newholm  
Whitby  
North Yorkshire  
YO21 3QY

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The above named Authority being the Planning Authority for the purposes of your application validated 11 May 2016, in respect of proposed development for the purposes of **demolition of existing buildings and construction of extension to existing Tea Room/Retail Craft Sales Area (retrospective)** at High Farm, Newholm has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

- 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		20 June 2016
Extension plan as built	383 Sheet 1 Rev B	20 June 2016
Elevations as built	383 Sheet 2 Rev A	20 June 2016

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- The buildings outlined in red on the submitted site plan referred to in Condition 2 above, shall not be used other than for the sale of retail crafts and attached tearoom or purposes ancillary to that use, and shall not be used for any other purpose (including any other purpose in Class A1 and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
- The buildings outlined in red on the submitted site plan referred to in Condition 2 above shall form and remain part of the curtilage of the main dwelling known as High Farm, Newholm 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.

Continued/Conditions

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Mr C M France  
Director of Planning

Date 6 JUL 2016

TOWN AND COUNTRY PLANNING ACT 1990

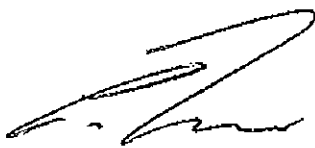
Continuation of Decision No. NYM/2016/0057/FL

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**Conditions (Continued)**

4. The extended retails craft sales and tearoom hereby permitted shall not be open to customers outside the hours of 09.00 hours to 18.00 Mondays to Saturday and 10.00 to 16.00 on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
5. All windows on the rear (north facing) elevation of the building shall be installed such that they only open inwards so they do not protrude over the boundary with the adjoining property. Any future replacement windows shall also comply with this requirement.
6. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
8. The roof materials utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
9. 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.
10. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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6 JUL 2016

Date .....

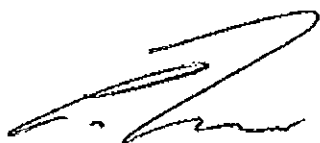
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**Reasons for Conditions**

1. 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.
- 2 & 3. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
- 4 – 6. 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.
- 7 – 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 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.
- 9 – 12. 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 Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France  
Director of Planning

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Date ... 6 JUL 2016