

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 A & S Alderson & Fawthrop
c/o Riverside Design
c/o Mr Mike McCabe
Barclays Bank House
Baxtergate
Whitby
YO21 1BW

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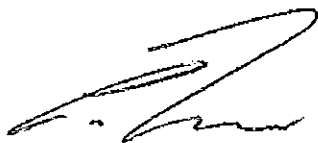
The above named Authority being the Planning Authority for the purposes of your application validated 08 April 2016, in respect of the proposed **internal alterations, construction of 2 no. dormer windows, insertion of rooflight and enlargement of kitchen window to dwelling together with insertion of door and replacement windows to attached barn and alterations, rebuilding of gable wall and construction of pitched roof to detached barn at Browside Farmhouse, Browside, Ravenscar** 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
Stable block proposed	893/6	8 April 2016
Proposed house elevations	893/4B	1 July 2016
Proposed house floor plans	893/5AB	1 July 2016

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. All new stonework used in the development hereby permitted shall match that of the existing building, including matching geology and hand tooling and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority and ridge stones should be retained wherever possible and only selectively replaced where no longer functioning and allowing water ingress.

Continued/Conditions



Mr C M France
Director of Planning

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15 JUL 2016
Date

TOWN AND COUNTRY PLANNING ACT 1990

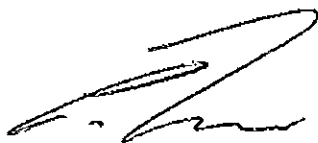
Continuation of Decision No. NYM/2016/0272/LB

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Conditions (Continued)

5. No work shall commence on the installation of any replacement or new windows and doors (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window and door 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.
6. No work shall commence on the installation of the proposed dormer window in the development hereby approved until detailed plans showing the constructional details of the dormer window 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 1:10, the constructional detailing. The dormer window 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. The external elevations of the boarded openings hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
8. The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
9. 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.
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. The new internal partitions to be constructed in the development hereby approved shall be constructed so as to scribe around existing panelling/coving other similar mouldings and shall not cut into or in any way damage the said architectural features.

Continued/Informatives



Mr C M France
Director of Planning

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15 JUL 2016
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TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0272/LB

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Informatives

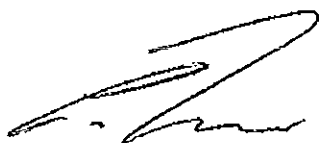
1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be 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. Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

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. 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.
- 5- 11. 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.
12. In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.

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 size of dormer window, so as to deliver sustainable development.



Mr C M France
Director of Planning

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Date 15 JUL 2016