

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 John Guthrie
c/o Rudsdale Architectural Services
20 Church Street
Castleton
Whitby
YO21 2EQ

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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 and external alterations to enable conversion of redundant buildings to form 1 no. holiday cottage (revised scheme to NYM/2015/0863/LB)** at Manor Farm, Troutsdale 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
Site plan proposed	1424-07 Rev C	8 April 2016
Plan and elevations proposed	1424-08	8 April 2016

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. This permission has been granted in accordance with the details specified in the survey prepared by Yendalls Engineering Ltd (Job No Y15/241) received on 8 April 2016. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
 4. No work shall commence on site to treat or lay internal flooring until details have been submitted and approved by the Local Planning Authority. The flooring shall be laid/treated in accordance with the approved details and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
 5. No work shall commence on the installation of wall linings or to underdraw the roof/ceilings in the development hereby approved until full details of all proposed linings, including materials, method of construction and sectional impact on reveals and jambs shall be submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.

Continued/Conditions

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Mr C M France
Director of Planning

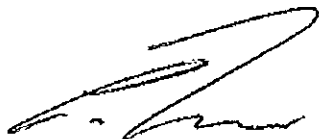
- 3 JUN 2016
Date

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Conditions continued

6. The external face of the frame to all new windows shall be set in a reveal of a depth to be agreed in writing by the Local Planning Authority, from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. 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.
8. All new window frames and glazing bars shall be of timber construction and coloured black/dark grey within six months of the date of installation and shall be maintained in that condition in perpetuity.
9. All existing external doors and shutters shall be retained and re-used in the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.
10. 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.
11. All the existing glass tiles shall be retained and re-instated in their existing location within the re-roofing scheme and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
12. No work shall commence to clear the site in preparation for the development hereby permitted until a bat emergence survey has been undertaken during the months of March/April and details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

Continued/Informatives



Mr C M France
Director of Planning

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Date - 3 JUN 2016

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Informatives

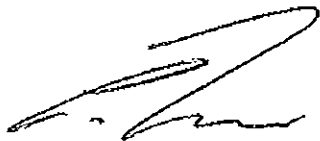
1. The applicant is advised that this permission cannot be implemented until the associated planning permission has been approved by the Local Planning Authority.
2. The applicant is advised that unless specifically annotated on the approved plans, any works or suggestions raised in the 'discussion' section of the Structural Report are not authorised by this consent.

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 – In order to ensure that the development is carried out in a manner which safeguards
5. the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
- 6 – For the avoidance of doubt and in order to comply with the provisions of NYM Core
11. 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 the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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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- 3 JUN 2016

Date