

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 Lifestyle Hotels Ltd  
c/o John Blaymires Architect  
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 12 May 2016, in respect of the proposed **construction of single storey extension at Ox Pasture Hall Hotel, Low Road/Lady Edith's Drive, Scarborough** 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 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 roof of the conservatory hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. 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.

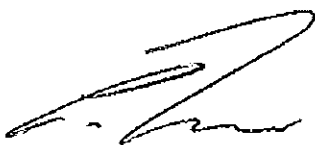
**Informative**

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.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date **7 JUL 2016**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0350/LB

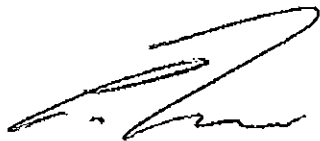
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**Reasons for Conditions (Continued)**

- 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 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 Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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 **7 JUL 2016**

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