

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: Mr & Mrs Heaton
c/o John Howlett Planning
45 Windmill Rise
York
YO26 4TU

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 25 August 2016, in respect of proposed development for the purposes of **removal of condition 3 of planning approval NYM/2013/0432/FL to allow the occupancy of the dwelling to be unrestricted at High Peak House, Pollard Road, Ravenscar** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

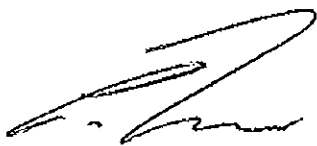
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The ground floor windows in the southeast elevation shall be glazed with obscure glass and shall be maintained in that condition in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the Southeast elevation of the dwelling hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes A and E (or any order revoking and re-enacting that Order), no extensions or alterations or erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning 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.

Continued/Reasons for Conditions

COPY



Mr C M France
Director of Planning

Date **20 OCT 2016**

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0638/FL

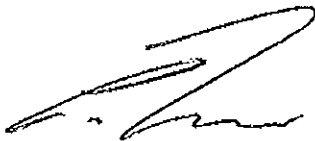
COPY

Reasons for Conditions (Continued)

3. 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.
4. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the amenities of adjacent residents in line with NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

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

20 OCT 2016
Date

COPY