

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: Mrs Dawn Rogers  
Carrcroft  
Suffield Hill  
Suffield  
Scarborough  
YO13 0BH

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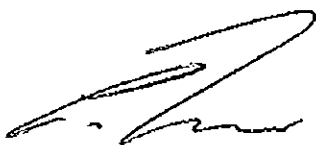
The above named Authority being the Planning Authority for the purposes of your application validated 21 November 2017, in respect of proposed development for the purposes of **change of use of land and construction of building for the purpose of dog grooming following demolition of existing garage at Carrcroft, Suffield Hill, Suffield, Scarborough** 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 permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed plans	1250/02 Rev A	11 December 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The premises shall not be used other than as dog grooming facility or for domestic storage ancillary to the main house known as Carrcroft and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
4. The dog grooming facility hereby permitted shall not be open to customers outside the hours of 09:00 to 18:00 Mondays to Friday, 09:00 to 14:00 on Saturdays, nor at any time on Sundays or Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
5. Other than downlights attached to the building hereby approved, 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.
6. The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

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Date ... **16 JAN 2018**

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0811/FL

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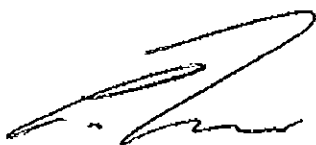
Conditions (Continued)

7. The external elevations of the outbuilding 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 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.
9. 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.

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.
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 & 5. 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.
6. 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.
- 7 – 9. 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.

Continued/ Explanation of how the Authority has Worked Positively with the Applicant/Agent



Mr C M France  
Director of Planning

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Date ... 1.6. JAN 2018

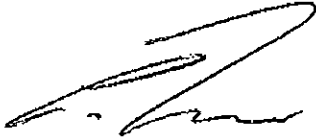
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**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the roof design, so as to deliver sustainable development.



Mr C M France  
Director of Planning

Date .. 16 JAN. 2018

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