

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 John Eisenberg
19 Chadfield Road
Duffield
Belper
DE56 4DU

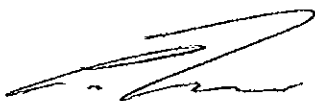
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The above named Authority being the Planning Authority for the purposes of your application validated 10 October 2017, in respect of proposed development for the purposes of **installation of replacement windows and dormer together with external works (part retrospective) at 8 The Esplanade, Robin Hoods Bay**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved and amended by emails received by the Local Planning Authority on 30 October 2017 from J Eisenberg and the associated joinery details provided by P M Straw Ltd or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2. All new window frames, glazing bars, external doors and door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority. The work shall not be carried out otherwise in accordance with the approved details within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
3. No work shall commence to clear on the construction of the external works to the outside seating area hereby permitted until full details of the proposed stone wall, including the materials to be utilised and the timetable to implement the proposed works, have been submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Informative

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.



Mr C M France
Director of Planning

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Continued/Reasons for Conditions

23 NOV 2017
Date

For the Rights of Appeal and Notes See Overleaf

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0244/FL

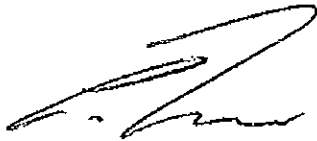
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Reasons for Conditions

1. 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.
2. 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.
3. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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 **23 NOV 2017**

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