

**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 Philip Spruce
c/o A S Architectural Services
Mr Anthony Silby
2 Quartons Garden Cottages
Centurion Way
Crossgates
Scarborough
YO12 4ND

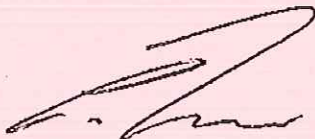
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The above named Authority being the Planning Authority for the purposes of your application validated 30 May 2017, in respect of **renovation of existing outbuilding for storage at 2 Hill Cottages, Keasbeck, Harwood Dale, Near Scarborough**, has considered your said application and has **refused** permission for the proposed development for the following reason:

1. The Local Planning Authority considers that the cladding of the exterior of the building with stone and pantiles together with glazed gable end would result in a structure of a significantly greater substantial appearance, visually intrusive in this open countryside location and uncharacteristic of such ancillary domestic buildings; exacerbated by the proportions of the building and its location significantly detached from the host dwelling. The proposal would therefore detract from the character of the locality and wider landscape of National Park, contrary to Core Policy A and Development Policies 3 and 19 of the NYM Local Development Plan.

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

Advice was given prior to the application being submitted with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented.



Mr C M France
Director of Planning

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Date **21 JUL 2017**