

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: P & G Durbin Properties
c/o David Bamford Architects
The Old Grammar School
Manor Square
Otley
LS21 3AY

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The above named Authority being the Planning Authority for the purposes of your application validated 06 October 2017, in respect of proposed development for the purposes of **alterations to access and parking arrangement, landscaping works, siting of hot tub, erection of bin store and installation of door to office at Thirley Cotes Farm, Waite Lane, Harwood Dale** 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:

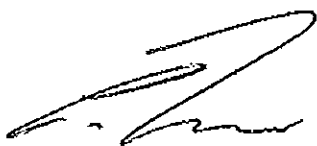
Document Description	Document No.	Date Received
Proposed landscape work	P1/R2	15 December 2017
Tree protection plan	ARB/AE/1671/TpP	31 October 2017

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. All new stonework used in the boundary wall hereby permitted shall match that of the existing boundary walls including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
4. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Informative

Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent 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 Listed Building consent.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date **22 DEC 2017**

For the Rights of Appeal and Notes See Overleaf

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0721/FL

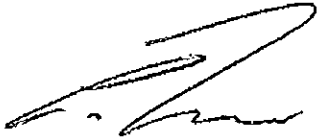
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Reasons for Conditions

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. 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.
4. 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 Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including changes to boundary treatments and re-location of hot-tub, so as to deliver sustainable development.



Mr C M France
Director of Planning

Date **22 DEC 2017**

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