

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 Edward J Harpin  
c/o Mrs A Margaret Harpin  
17 Northwood Park  
Kirkburton  
Huddersfield  
West Yorkshire  
HD8 0PY

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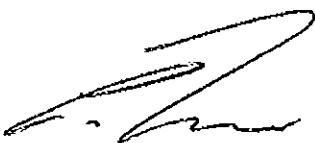
The above named Authority being the Planning Authority for the purposes of your application validated 30 October 2017, in respect of proposed development for the purposes of **variation of condition 1 (material amendment) of planning approval NYM/2016/0710/FL to allow alterations to windows and door, installation of solar panels and siting of air source heat pump at The Orange Tree, Rosedale East**, has considered your said application and has granted permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:
 

<b>Document Description</b>	<b>Date Received</b>
Proposed Alterations and Extension to Provide Staff Accommodation	30 October 2017

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use and operation of the main property known as The Orange Tree and shall form and shall remain as part of the curtilage of this property as a single planning unit and shall be used only for members of staff employed by The Orange Tree.
3. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. All new window frames, glazing bars, external doors and external 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.

Continued/Conditions



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Mr C M France  
Director of Planning

Date ... **19 DEC 2017**

For the Rights of Appeal and Notes See Overleaf

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0767/FL

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Conditions (Continued)

5. 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.
6. No work shall commence on the installation of the underground pellet store hereby approved until full constructional/installation details have been submitted to and approved in writing by the Local Planning Authority. The pellet store shall then be implemented in accordance with these details.

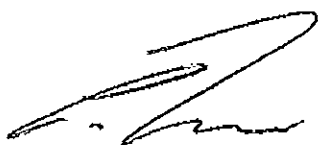
**Informatives**

1. 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.
2. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at [www.groundstability.com](http://www.groundstability.com)

**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. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
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.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date ... 19 DEC 2017

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0767/FL

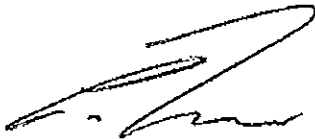
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Reasons for Conditions (Continued)

- 4 & 5. 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.
6. In order to 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 National Park and ensure that new development is of a high quality and respects the character of the locality.

**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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant 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

Date .. **19 DEC 2017**

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