

## North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Cloughton

Application No. NYM/2018/0089/FL

Proposal: installation of replacement composite door frame to rear

Location: The Gatehouse  
Newlands Road  
Cloughton

Decision Date: 12 April 2018

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### Consultations

Parish – No objections.

Site Notice Expiry Date – 10<sup>th</sup> April 2018

### Director of Planning's Recommendation

Approval subject to the following condition(s):

|    |        |  |
|----|--------|--|
| 1. | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.   |
| 2. | PLAN02 | The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority. |

Signature:



Date:

11/04/18

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**Application Number: NYM/2018/0089/FL**

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**Reason for Condition(s)**

|    |        |   |
|----|--------|---|
| 1. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.   |
| 2. | PLAN01 | 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. |

Signature:



Date:

11/04/18

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## Background

The Gatehouse is a detached two storey stone property with a slate roof located within Cloughton. This application seeks planning permission to install a replacement composite door frame to the rear.

Planning permission is required for this work as Condition 4 of planning application NYM4/024/0513/PA stipulates that:

*"All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so be maintained".*

## Main Issues

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

A white composite door frame is proposed which will be located at the rear of the property. The door frame cannot be seen from the highway and is believed to be compatible with the design of the property. In view of the above, planning approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

11/04/18

