

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

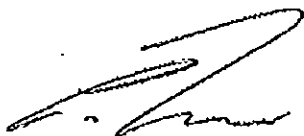
To Mr Duncan Srawley
c/o Close, Granger, Gray and Wilkin
28 Market Place
Guisborough
North Yorkshire
TS14 6HF

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The above named Authority being the Planning Authority for the purposes of your application registered 24 November 2011, in respect of proposed development for the purposes of **conversion of redundant garage to form additional living accommodation together with external refurbishment works at Bees Nest Farm, Staintondale** has considered your said application and has granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. 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.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Bees Nest Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.
4. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority (including the use of hopper style openings in the byre conversion to an office). Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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17 JAN 2012
Date:

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0083/FL

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Conditions (Continued)

6. The development hereby approved shall be carried out in accordance with the schedule of repairs submitted with the application. Any variation from this schedule should be first agreed in writing by the Local Planning Authority.
7. The gable wall of the building shall be retained exposed, and if needed a simple lime wash can be applied.
8. All windows to the southern elevation shall be reinstated following repairs unless otherwise agreed in writing by the Local Planning Authority.

Reason(s) for Condition(s)

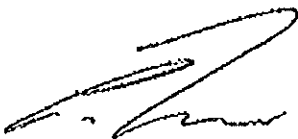
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. 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 Policy J.
- 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 & 7. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
8. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

Development Plan Policies Relevant to the Decision

Local Development Framework	CPG – Landscape, Design and Historic Assets DP3 – Design DP5 – Listed Building DP19 – Householder Development
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Reason for Approval

The proposed development is physically attached to the host dwelling and the proposed alterations would not have a detrimental impact on the character of this Listed Building. The proposal is therefore considered to be in accordance with Core Policy G and Development Policies 3, 5 and 19 of the Local Development Framework.



Mr C M France
Director of Planning

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Date