

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

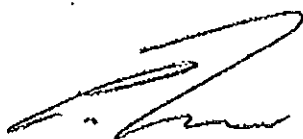
To Mr Robin Grove
c/o Bramhall Blenkharn
fac: Mr Ric Blenkharn
The Maltings
Malton
North Yorkshire
YO17 7DP

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The above named Authority being the Planning Authority for the purposes of your application registered 16 September 2011, in respect of proposed development for the purposes of **construction of single storey extension to west elevation following demolition of garage, single storey extension to north east elevation and dormer window to south facing roof slope at Crestbank, Barrie Barn, Robin Hoods Bay** 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 permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 2 December 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority, such rendering and colouring to be completed no later than one month of the development hereby permitted being first brought into use.
4. Prior to the commencement of the development hereby permitted, details of the timber cladding, including samples and the proposed finish to be applied, must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
6. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than 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.
7. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Conditions



Mr C M France
Director of Planning

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13 JAN 2012

Date:

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0624/F

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Conditions (Continued)

- 8. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height and shall be positioned at a distance from the trunk of no less than the canopy spread of the tree or half the height of the tree, whichever is the greater. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone. The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.

Reason(s) for Condition(s)

- 1. In order that the Local Planning Authority can ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 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 Development Plan Policy 3.
- 3 to 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 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.
- 6 & 7. 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.
- 8. In order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

Development Plan Policies Relevant to the Decision

Local Development Framework	DP3 – Design DP19 – Householder Development
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Reason for Approval

The amended scheme for alterations and extensions at Crestbank are considered to be of a scale, height, forma and position commensurate with the host dwelling and would not negatively impact upon the amenities of the host or neighbouring properties. The proposed design and materials would complement the host property and introduce contemporary elements in a discrete way. The proposal is therefore considered to comply with Development Policies 3 and 19 of the NYM Local Development Framework.

Mr C M France
Director of Planning

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13 JAN 2012

Date