

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

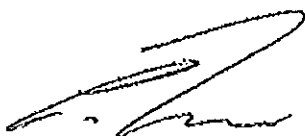
To Ms Laura Heath
c/o Malcolm Watson Architect
Delves Farm
Egton Grange
Whitby
YO22 5BB

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The above named Authority being the Planning Authority for the purposes of your application registered 10 February 2012, in respect of proposed development for the purposes of **reinstatement of residential use without a local occupancy condition together with construction of two storey and single storey extensions following demolition of existing rear extensions and landscaping works at Dalton Cottage, Egton Bridge** 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 April 2012, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on site to clear or strip out the building to which this permission relates until a programme of building recording and analysis in accordance with a written scheme of investigation 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 scheme of investigation.
4. No work shall commence on site to demolish and reconstruct the two storey rear extension with single storey leanto until a statement detailing the method of dismantling and reconstructing the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the re-use of the existing materials, details and position of any new materials and shall include annotated drawings of the existing and proposed elevations of the building. The work shall not be carried out otherwise than in accordance with the details so approved.
5. No work shall commence on the demolition, alteration or renovation of any part of the building to which this permission relates until the applicant has submitted for the written approval of the Local Planning Authority a schedule of works to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface (affected by the works) and to provide protection for the building against the weather during the progress of works. The work shall not be carried out other than in accordance with the details so approved.

Continued/Conditions



Mr C M France
Director of Planning

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Date: 02 MAY 2012

DecisionApproveAgent

Town and Country Planning Act 1990

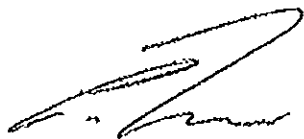
Continuation of Decision No. NYM/2011/0850/FL

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Conditions (Continued)

6. No work shall commence on the repair or alteration of the building which is the subject of this permission until a schedule of repair works to the building including both external and internal repairs 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.
7. Notwithstanding the submitted drawing the detailing around the new openings between the evening room/day room and the kitchen/day room, such as architrave detailing around the resultant nibs, should replicate the existing joinery that is evident elsewhere within the property.
8. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained until the development hereby approved has been completed.
9. No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
10. All pointing in the development hereby permitted shall accord with the following specification - a lime based mortar mix of 1:3 (lime, sand mix of 50 per cent sieved sharp sand and 50 per cent builders sand) with a slightly recessed bagged finish.
11. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. 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. 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.
13. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows 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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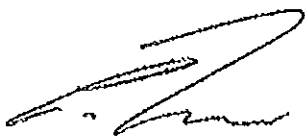
Continuation of Decision No. NYM/2011/0850

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Conditions (Continued)

14. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
15. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights 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.
16. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
17. Prior to any excavation works being undertaken in connection with the development hereby permitted a detailed scheme to provide for the maintenance of the structural stability and integrity of the existing and neighbouring buildings and boundary structures during the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved scheme.
18. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
19. Prior to the commencement of works to clear the site for the proposed timber storage shed, full detail of the building shall be submitted to the Authority for written approval. These details shall include full elevational drawings as well as details of materials and their proposed finish.
20. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved:
 - (i) have been constructed in accordance with the submitted drawings EB/11/07 RevC
 - (ii) are available for use unless otherwise approved in writing by the Local Planning Authority.Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
21. No work shall commence to clear the site in preparation for the development hereby permitted until details of a landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for boundary treatment (if required) as well as full details of the hard surfacing to be utilised on the site and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting

Continued/Conditions



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02 MAY 2012
Date:

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2011/0850/FL

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Conditions (Continued)

22. 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.
23. In order to ensure that there will be no chance of bats being affected by the works, work may start earlier than September 2012 if a Summer Emergence Survey shows no roosts to be present. Work may start in August 2012 without an Emergence Survey provided it does not affect the roof. Whenever work starts, the mitigation detailed in pages 13 and 14 of the applicant's Bat Survey Report dated 29 January 2012 should be followed.

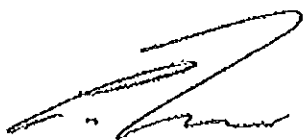
Informative(s)

A Public Footpath runs up the track through the site, this should be kept free from obstruction and open for use at all times. If the applicant feels that it would be safer to close the footpath whilst work is taking place on the property, then they can apply for a Temporary Closure Order which would incur costs. Please contact the Public Rights of Way Officer at the NYMNPAs for further information.

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 that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. In order to ensure that any features of historic and/or architectural interest are adequately recorded prior to development commencing on site and to comply with NYM Development Policy 5.
4. 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.
5. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to minimise the risk of any unforeseen collapse of the building and to comply with the provisions of NYM Core Policy A.

Continued/Reasons for Conditions



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Date:

Town and Country Planning Act 1990

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Reasons for Conditions (Continued)

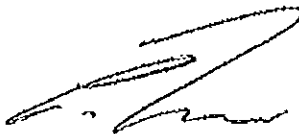
- 6 & 7. In order to comply with NYM Development Policy 5 which seeks to ensure that alterations to Listed Buildings do not have an unacceptable impact on their special historic or architectural interest.
- 8 to 11. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy 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.
- 12 to 16 & 19. 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.
17. In order to avoid any unforeseen collapse of the building and ensure measures are in place to deal with potential problems in this respect and to comply with the provisions of NYM Core Policy A which seeks to ensure development does not prejudice the operation of adjacent land users.
18. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1 which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
20. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
21. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
22. 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.
23. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

Development Plan Policies Relevant to the Decision

Local Development Framework CPG – Landscape, Design and Historic Assets
DP3 – Design
DP4 – Conservation Areas
DP5 – Listed Buildings

Reason for Approval

Approval of this scheme will reinstate the use of an important Listed Building within the Egton Bridge Conservation Area in accordance with the requirements of Core Policy G and Development Policies 3, 4 and 5 and therefore approval is recommended.



Mr C M France
Director of Planning

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Date 02 MAY 2012