

TOWN AND COUNTRY PLANNING ACT 1990
YORKSHIRE DALES NATIONAL PARK AUTHORITY
(Local Planning Authority)

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:
PERMISSION TO CARRY OUT DEVELOPMENT**

To: Ms B Hartley
Garsdale Ltd
High Branthwaites
Frostrow
Sedbergh
Cumbria LA10 5JR

Decision No: S/01/178A

The above named Authority being the Local Planning Authority for the purposes of your application received on 13/10/2005 for full planning permission for erection of dwellinghouse and garage at Millgarth, The Laning, Dent, SD703870 have considered the said application and have GRANTED permission for the proposed Development subject to the following Conditions:

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the details of the application as amended and augmented in respect of design and landscaping, by letter and plans dated 2 December 2005 received from the agent (Garsdale Design Ltd) and by email dated 12 December 2005 received from the agent (Garsdale Design Ltd) confirming method of opening of windows and method of opening for garage doors, except as may be varied by written agreement with the Local Planning Authority.
3. All external doors and window frames shall be made of timber and painted a colour to be first agreed in writing by the Local Planning Authority. The doors and window frames shall be retained as approved in perpetuity.
4. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set.
5. The external walls of the building(s) shall be built up in local natural stone laid and pointed to match in type, style and colour a sample panel of stonework measuring not less than 1 metre x 2 metres, and including a corner, which shall have been built up on the site and which shall have been inspected on behalf of and approved in writing by the Local Planning Authority.
6. Notwithstanding details on approved plans a sample of the roof material proposed shall have been provided prior to commencement of works. The roof shall be stone slate roof flag agreed by the Local Planning Authority following inspection of a sample on site.
7. Notwithstanding details on approved plans all lintels and sills shall be constructed from local stone and retained in perpetuity.

Date: 10 MAY 2006



Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

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8. Rainwater goods and other external pipework etc shall be coloured Black or such other colour as may be agreed in writing by the Local Planning Authority.
9. Notwithstanding details on approved plans samples of all the proposed landscaping flags and setts shall be provided and approved in writing prior to commencement of works.
10. Notwithstanding the provisions of Classes A, C, D & H of Part 1 and Class C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no enlargements, improvements, alterations shall be made, attachments added or painting of the exterior walls carried out to the building(s) the subject of this permission, including attached garages, porches, dormer windows, or satellite antennae, without the express grant of planning permission by the Local Planning Authority.
11. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no building or enclosure, shall be built, improved or altered or any pool constructed within the site the subject of this permission except with the express grant of planning permission by the Local Planning Authority.
12. Notwithstanding the provisions of Part I to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no windows or doors shall be inserted in the building, except as shown on the approved plans.
13. The detached garage shall not be used for habitable space unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
- 2, 4, 5, 10, 12. In the interest of preserving the existing character and appearance of the surrounding area.
- 3, 7, 9. In the interests of preserving the visual quality of the building and the locality.
6. In the interests of preserving the existing character and appearance of the surrounding area.
- 8, 11. To ensure that development does not detract from the character and appearance of the original building or its setting.
13. in the interests of ensuring the garage is utilised for car parking purposes and not for residential accommodation.

NOTE:-