

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: Mr AB Howcroft

Decision No: C/27/34D

The above named Authority being the Local Planning Authority for the purposes of your application received on 06/05/2008 for full planning permission for erection of double garage at The Stables, Eshton House,, SD930566 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 received at the National Park Office on the 6th May 2008, except as may be varied by written agreement with the Local Planning Authority.
3. The external walls of the garage, shall be built up in local natural stone laid and pointed to match in type, style and colour the external walls of the existing building, The Stables.
4. The materials to be used as the exterior roof covering of the garage hereby permitted shall be of the same kind, dimensions and colour as those existing on The Stables at the date of this notice, unless otherwise agreed in writing by the Local Planning Authority.
5. All rainwater goods and other external pipework, including fixings, shall be coloured black or such other colour as may be agreed in writing by the Local Planning Authority and shall be fixed direct to the masonry of the building using rise and fall brackets or equivalent fixings.
6. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set.
7. The proposed rooflights shall be of the Conservation type, further detailed specifications of which shall be first submitted to and approved in writing by the Local Planning Authority prior to installation. The rooflights approved shall be fitted flush with the roofing slates and retained as such in perpetuity.
8. All new windows frames, external door frames or doors shall be made of timber and shall be retained as such in perpetuity, unless a variation is first agreed in writing by the Local Planning Authority.
9. All new heads, sills and jambs shall be of natural stone to match in type, colour, tooling and scale those original examples within the existing building, The Stables.

Reason(s):

1 To comply with the requirements of Sections 91-93 of the Town and Country

Date: 24 JUN 2008

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FOR NOTES AND RIGHTS OF APPEAL SEE O



Planning Act 1990.

2. To prohibit the development being carried out in a way that, in the absence of Local Planning Authority assessment and approval, may prove unacceptable and contrary to the public interest.
- 3, 4, 7, 8, 9. In the interest of preserving the existing character and appearance of the surrounding area.
5. To match the colour which these components have had, traditionally, in the interests of the appearance and character of the locality.
6. To ensure that development does not detract from the character and appearance of the original building or its setting.

Notes to Applicant:

Reason/s for Approval:

The Local Planning Authority considers that the siting and traditional design of the garage will ensure that the garage does not have an adverse impact on the character and appearance of the surrounding area in accordance with policies GP2 and B7 of the Local Plan.

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

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