

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**

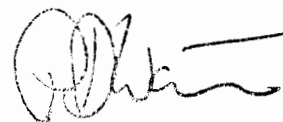
To CRB Drawing Services Ltd
25 Grange Road
Bessacarr
Doncaster DN4 6SA

Decision No: R/56/141N

The above named Authority being the Local Planning Authority for the purposes of your application received on 23/02/2006 for full planning permission for erection of 2 storey rear extension at Fell View, Market Place, Hawes, SD871898 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 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.
3. 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.
4. Window frames shall be made of timber (and shall be painted/stained white, or such other colour as may be agreed in writing by the Local Planning Authority).
5. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set.
6. Prior to the commencement of development full details of the construction of the turfed flat roof, including surrounding parapet, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the first use of the extension hereby permitted.
7. Notwithstanding the information shown on the approved plans the materials to be used as the exterior roof covering of the extension hereby permitted, shall be of the same kind, dimensions and colour as those on the existing building, Fell View.
8. The development hereby permitted shall be carried out in accordance with the details of the application as amended by Drawing nos. CRB2 - Rev. A and CRB 3 received on 4.4.06 except as may be varied by written agreement with the Local Planning Authority.

Date: 13 APR 2006



Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

13 APR 2008

Continuation Sheet 1

R/56/141N

Reasons:

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
- 2, 5. To ensure that development does not detract from the character and appearance of the original building or its setting.
3. To match the colour which these components have had, traditionally, in the interests of the appearance and character of the locality.
4. To match the material of which these components have, traditionally, been made and which contribute to the appearance and character of settlements in the National Park. Also to avoid an inappropriate colour.
- 6, 7. In the interests of preserving the visual quality of the building and the locality.
8. 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.

Notes to Applicant:

REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the architectural and historic interest of the Listed Building and the impact on the adjacent development currently under construction. As such the proposal complies with Policies E3, B12, B7 and GP3 of the Yorkshire Dales 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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