

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

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:  
LISTED BUILDING CONSENT**

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

Decision No: R/56/141Q/LB

**The above named Authority being the Local Planning Authority for the purposes of your application received on 23/02/2006 for listed building consent for erection of extension and alterations to form lounge and guest bedrooms at Cocketts Hotel, Hawes, SD871898 have considered the said application and have GRANTED Listed Building Consent for the proposed Development subject to the following Conditions:**

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this notice.
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. The building shall be pointed in a manner and to a colour using mortar mixed to the proportion 1/1/6 of cement/lime/sand to match a sample panel of pointed stonework not less than 1 metre x 2 metres provided on site which has first been inspected on behalf of and approved in writing by the Local Planning Authority.
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 materials to be used as the exterior roof covering of the building(s) hereby permitted, shall be of the same kind, dimensions and colour as those on the existing building, 100
6. Prior to the commencement of any works on the site full details ( including large scale drawings) of the proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The approved windows shall be made of timber, shall be painted white and shall be single glazed. The approved doors shall be made of timber and painted/stained a colour to be agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details before the first occupation of the extension and shall be so maintained thereafter.
7. All rainwater goods and other external pipework, including fixings, shall be coloured black and shall be fixed direct to the masonry of the building using rise and fall brackets or equivalent fixings. All external pipework and rainwater goods shall be made from cast iron.

Date: **13 APR 2008**



Designation  
HEAD OF PLANNING

**FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF**

Reasons:

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2, 4. To ensure that development does not detract from the character and appearance of the original building or its setting.
3. To protect the structure and appearance of this listed building.
5. In the interests of preserving the existing character and appearance of the surrounding area.
- 6, 7. In the interests of preserving the visual quality of this Listed Building and the locality.

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 special architectural and historic interest of this Listed Building. As such the proposal complies with Policy B11 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.*

DCPermitRpt