

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 A Durham
Andrew Durham RIBA

Decision No: R/56/250C

The above named Authority being the Local Planning Authority for the purposes of your application received on 25/11/2013 for full planning permission for change of use from agricultural building to domestic store, re-roofing of the building and removal of garden shed at Cubble Head, Burtersett, SD892892 have considered the said application and have GRANTED permission for the proposal 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 shall be carried out in accordance with the details indicated in the following drawings/documents:-

Location Plan drawing no.604/01A received 05 December 2013
Elevations drawing No.604/11 received 25 November 2013
Existing Site Layout drawing No.604/2 received 25 November 2013
Proposed Site Layout drawing No.604/19 received 25 November 2013
Existing Plan drawing No. 604/3 received 25 November 2013
Sections drawing No.604/12 received 25 November 2013
Proposed Plan drawing No.604/20 received 25 November 2013
Proposed Elevations Drawing No. 604/21A received 13 January 2014
Stable Door Details drawing No.604/31 received 25 November 2013
Cart Shed Door Details drawing No.604/30 received 25 November 2013
Roof Plan + section C-C drawing No.604/22 received 25 November 2013
Window Frame Detail drawing No.604/32 received 25 November 2013

Heritage Statement by Andrew Durham received 25 November 2013

Bat and breeding bird scoping survey dated 15 October 2013 by John Drewett Ecology received 25 November 2013

Structural appraisal dated 15 November 2013 by Andrew Durham received 25 November 2013

3. Rainwater goods including fixings shall be coloured black and fixed directly to the masonry of the building using rise and fall brackets and shall remain as such thereafter.
4. The windows and doors shall be constructed of natural timber, stained brown and retained as such thereafter.

Date: 17 JAN 2014



YORKSHIRE DALES
National Park Authority

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Continuation Sheet 1

R/56/250C

5. The new roofing material for the building shall be Bradstone artificial stone slates coloured 'Old Quarried'.
6. The works hereby permitted shall be carried out in strict accordance with the mitigation methods and recommendations within the ecological survey by John Drewett Ecology dated 15 October 2013 and in particular no pointing up or infilling of holes and crevices in the stonework shall be carried out during the Autumn/Winter period from November in any year to the February in the following year.
7. The hereby approved domestic store shall only be used for ancillary residential purposes in association with the property known as Cubble Head, Burtersett.
8. The window frames shall be recessed by a minimum of 150 mm from the external face of the wall in which they are set and shall be retained as such thereafter.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990 (as amended).
2. To define the plans/details to which this permission relates.
3. In the interests of visual amenity in accordance with saved policies GP2 and B7 of the adopted Yorkshire Dales Local Plan (2006).
- 4, 5. In the interests of visual amenity in accordance with saved policies GP2, B13 and B15 of the adopted Yorkshire Dales Local Plan (2006).
6. To ensure protected species are not affected by the works to the existing building in accordance with saved policy NE7 of the adopted Yorkshire Dales Local Plan (2006).
7. To ensure that a separate dwelling is not created contrary to policy HDP4 of the adopted Yorkshire Dales Housing Development Plan (2012).
8. In the interests of preserving the character of the building in accordance with saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

This Authority has acted positively and proactively in dealing with this application by providing constructive pre-application advice, suggesting amendments to address issues of concern raised by the proposal, discussing positively issues of concern raised by the proposal with the applicant, addressing issues of concern by the use of planning conditions and the application has been determined in accordance with local plan policies and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

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.