

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 Reaks
AFR Design
Belle Vue Offices
Market Place
Leyburn
North Yorkshire DL8 5AW

Decision No: R/56/396

The above named Authority being the Local Planning Authority for the purposes of your application received on 07/06/2006 for full planning permission for erection of extension to provide additional living accommodation at Station Cottage, Hawes, SD873898 have considered the said application and have GRANTED permission for the proposed Development subject to the following Conditions:

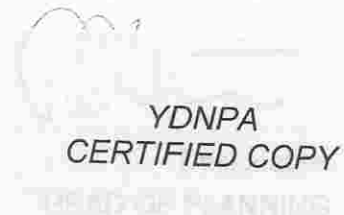
1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.
2. The materials to be used as the exterior roof covering of the building(s) hereby permitted, shall be of the same kind, dimensions and colour as those on the existing building, Station Cottage
3. 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 the external walls of the existing building at Station Cottage.
4. 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.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no additional windows other than those shown on the approved plans shall be constructed.

Reasons:

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
- 2, 3. In the interests of preserving the existing character and appearance of the surrounding area.
4. To match the colour which these components have had, traditionally, in the interests of the appearance and character of the locality.

Date:

02 AUG 2006



FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

5. As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

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 amenities of neighbours and the character and appearance for the area. As such the proposal complies with Policies GP3 and B14 of the Yorkshire Dales Local Plan (Post Inquiry Policies).

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