

**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: **Dr M Blanch**

Decision No: **R/48/66B**

**The above named Authority being the Local Planning Authority for the purposes of your application received on 7/1/2008 for full planning permission for enlargement of existing single storey rear extension at Strands, Simonstone, Hawes, SD865920 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 as shown on submitted drawings entitled "Strands site plan", "Strands ground floor", "Strands west elevation", "Strands north elevation", and "Strands west section" (received 1st July 2008) except as may be varied by written agreement with the Local Planning Authority.
3. No development shall be commenced in pursuance of this permission until the following details have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed only in accordance with the details so approved and shall be retained as such in perpetuity unless a variation is first agreed in writing by the Local Planning Authority :-
  - i.) A 1:20 scale drawing showing the roof of the proposed extension in relation to the first floor level through stones of the parent building (Strands).
4. The walls of the extension hereby approved shall be built up in stonework and pointed to match the parent building (Strands) and shall be retained as such in perpetuity, unless a variation is first agreed in writing by the Local Planning Authority.
5. The exterior roof covering of the extension hereby approved shall match that of the parent building (Strands) in respect of type of material, colour of material, and method of laying, and shall be retained as such in perpetuity, unless a variation is first agreed in writing by the Local Planning Authority.
6. Rainwater goods and other external pipework shall be coloured black or such colour as may be agreed in writing by the Local Planning Authority, and shall be retained as such in perpetuity.
7. The doors and windows hereby approved shall be recessed by a minimum of 100mm from the external face of the wall, unless otherwise agreed in writing by the Local Planning Authority.

Date: **18 Aug 2008**

**YDNPA**  
**CERTIFIED COPY**

**HEAD OF PLANNING**

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

## Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country 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. The Local Planning Authority considers these to be important determinants of the appearance and character of the building and considers it necessary that they are provided at this stage.
- 4, 5, 6, 7. To preserve and enhance the character and appearance of the building/ area

## Notes to Applicant:

Reason for approval – It is considered that the proposed extension, by reason of its scale and appearance is acceptable in terms of its impact upon the cultural heritage of the National Park, the general standards of design, and the amenities of occupiers of surrounding properties. As such, it is considered that the proposal would comply with policies within the Yorkshire Dales Local Plan 2006, including GP1, GP2, B7, B14, and advice contained within the Authority's design guide.

**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

18 AUG 2008