

**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 J Athay**

Decision No: C/44/169D

**The above named Authority being the Local Planning Authority for the purposes of your application received on 05/07/2013 for full planning permission for erection of two storey extension at The Fold, Selside, SD783756 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,  
Dwg no. 196/2 'Site Layout',  
Dwg no. 196/1 'Plans and Elevations',  
all date stamp received 5th July 2013.
3. The external walls of the extension 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, The Fold.
4. 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 Fold at the date of this notice and shall be retained as such thereafter.
5. All external doors and window frames shall be made of timber and retained as such thereafter.
6. 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.
7. The window and door frames shall be recessed by a minimum of 150mm from the external face of the wall in which they are set and shall be retained as such thereafter.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that order), no windows or doors, other than those shown on the approved drawings, shall be inserted into the extension hereby permitted.

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.

Date:

**27 AUG 2013**

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**YORKSHIRE DALES**  
National Park Authority

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Continuation Sheet 1

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- 3, 4, 5, 7, 8. To ensure that the external appearance of the building/structure is acceptable, having regard to saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
6. In the interests of visual amenity in accordance with saved policies GP2 and B7 of the adopted Yorkshire Dales Local Plan (2006).

**Notes to Applicant:**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Article 31 (1)(a)(i) and (ii):

Reason for grant of permission: 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 character and appearance of the building and the surrounding area, the impact on residential amenity and the limestone pavement covered by the Limestone Pavement Order. As such the proposal complies with policies GP2, B14 and NE4 of the Yorkshire Dales Local Plan 2006 and the guidance contained within the National Planning Policy Framework.

Development plan policies and proposals relevant to the decision to grant: saved policy GP2 (a general design policy setting out criteria against which built development should be assessed), saved policy B14 (a policy to ensure that extensions and alterations to buildings respect the architectural integrity of the existing building and its setting) and saved policy NE4 (a policy which relates to the protection of limestone in an area subject to a limestone pavement order) of the Yorkshire Dales Local Plan 2006.

This Authority has acted positively and proactively in dealing with this application by providing constructive pre-application advice and the application has been determined in accordance with local plan policy 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.*

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