

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 Innerdale

Decision No: C/55/42D

The above named Authority being the Local Planning Authority for the purposes of your application received on 14/08/2006 for full planning permission for change of use of two storey outbuilding to form interpretation space and class/meeting room at Orchid House, Malham Tarn, SD893672 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 received at the National Park Office on the 14th August 2006, except as may be varied by written agreement with the Local Planning Authority.
3. No development shall commence until a sample of the roofing slate to be used has been approved in writing by the Local Planning Authority.
4. 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.
5. 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, namely:-
 - i) the nature, dimensions and profile of external heads, sills, jambs and mullions (where included) of windows and of the heads and jambs of doorways;
 - ii) the style or pattern of external windows and doors illustrated by a scaled drawing of a typical example;
 - iii) the colour(s) of all external woodwork by reference to a British Standard Classification or its equivalent.Doors and window frames of the type thereby approved shall be retained and maintained in perpetuity, unless a variation is agreed first in writing by the Local Planning Authority.

Date: 02 OCT 2006

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6. Prior to commencement of development a methodology statement, detailing the method of cleaning and repairing the building, shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved scheme.
7. All rainwater goods and other external pipework, including fixings, shall be cast iron and 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. Rainwater goods and other external pipework and fixings of the type thereby fitted, shall be retained and maintained as such in perpetuity.
8. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set.

Reasons:

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. In the interest of preserving the existing character and appearance of the surrounding area.
4. To protect the structure and appearance of this listed building.
5. 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.
6. In the interest of preserving the existing character and appearance of the listed building.
7. To match the colour and material which these components have had, traditionally, in the interests of the appearance and character of the locality.
8. To ensure that development does not detract from the character and appearance of the original building or its setting.

Notes to Applicant:**Reason/s for Approval:**

The Local Planning Authority considers that the proposed development would be acceptable in accordance with Policies VF1 and B13 of the 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.

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