

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

**YORKSHIRE DALES NATIONAL PARK AUTHORITY
(Local Planning Authority)**

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:
LISTED BUILDING CONSENT**

To: Mr M Irwin
Harris Irwin Associates Ltd

Decision No: R/05/182D/LB

The above named Authority being the Local Planning Authority for the purposes of your application received on 16/01/2013 for listed building consent for creation of garden room accessed via a glazed link corridor at Gorton Lodge, Low Row, SD980977 have considered the said application and have GRANTED Listed Building Consent for the proposed Development subject to the following Conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this notice.
2. The works shall be carried out in accordance with the details indicated in the following drawings/documents:-
 - Application forms received on 16 January 2013;
 - Design and Access Statement by Harris Irwin Associates Ltd received on 16 January 2013;
 - Schedule of Works by Harris Irwin Associates Ltd received on 16 January 2013;
 - Tree Survey received on 16 January 2013;
 - OS Plan received on 16 January 2013;
 - Proposed G. A. Plans and Roof Plan, drawing number PL 20 Rev C, received on 16 January 2013;
 - Proposed Sections and Elevations, drawing number PL 21 Rev C, received on 16 January 2013;
3. No works shall take place until details and samples of all the external facing, roofing, rainwater, pipe work, door and window materials to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason(s):

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 51 (4) of the Planning and Compulsory Purchase Act 2004)
2. To define the plans/details to which this permission relates.
3. To ensure that the external appearance of the building/structure is acceptable, having regard to saved policy B13 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

Date: 13 MAR 2013



YORKSHIRE DALES
National Park Authority

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FOR NOTES AND RIGHTS OF APPEAL SEE

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 important features of the listed building. As such the proposal complies with saved policies B13 of the Yorkshire Dales Local Plan (2006) and guidance contained within the National Planning Policy Framework.

This Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and previous planning history, including the recent appeal decision and any representations that may have been received and subsequently granting permission to vary the condition, subject to the conditions listed above, and the guidance as set out within 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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13 MAR 2013

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