

**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 RW Murphy  
Askrigg Sporting Ltd

Decision No: R/06/218A

**The above named Authority being the Local Planning Authority for the purposes of your application received on 27/03/2009 for full planning permission for re-occupation of former dwelling and associated external alterations. at West Calvert Farm, Gunnerside, SD925980 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 submitted details of the application including submitted drawings numbered "1/1" "2/1revB" (received 27th March 2009) of this consent except as varied by the conditions of this notice and as may be varied by written agreement with the Local Planning Authority.
3. The relevant part the development shall not commence 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. The colours of all external woodwork by reference to a British Standard Classification or its equivalent
  - ii. Notwithstanding the details submitted with the application, the precise extent of any internal or external demolition work by reference to 1:50 scaled drawings to include a methodology for removal, storage, and recording of stone.
  - iii. Notwithstanding the details submitted with the application, a methodology for rebuilding any areas identified as being for demolition in accordance with condition 3ii of this consent, to include reuse of existing stone, wall construction, internal detailing and treatment, mortar mix, and details of any tying necessary.
  - iv. Full details of any re pointing work necessary, including location, scale, mortar mix and a sample panel of a size first agreed with the Local Planning Authority.
  - v. Full details of any hard or soft landscaping
  - vi. Details of an area to be used for the storage of three waste bins
  - vii. A scaled plan showing the location of the oil tank and proposed package treatment plant

Date: ..... 22 MAY 2009 .....

YDNPA  
CERTIFIED COPY  
HEAD OF PLANNING

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

4. All doors and window frames (including sills and glazing bars) shall be made of timber and shall be retained as such in perpetuity, unless a variation is first agreed in writing by the Local Planning Authority.
5. The doors and windows hereby approved shall be recessed by a minimum of 100mm from the external face of the wall and shall be retained as such in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
6. Notwithstanding the provisions of Classes A, C, D & H of Part 1, Class C of Part 2, and Part 40 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order, no enlargements, improvements, alterations shall be made, attachments added or painting of the exterior walls carried out to the buildings the subject of this permission, including porches, dormer windows, or satellite antennae, or microgeneration equipment (including solar panels) without the express grant of planning permission by the Local Planning Authority.
7. Notwithstanding the submitted details, there shall be no removal or replacement of any existing roof timbers without the prior written approval of the Local Planning Authority and following a condition survey of the existing timbers (including a schedule of photographs), justification for removal, and full details of replacement timbers.
8. Notwithstanding the details submitted with the application no demolition work shall take place to the buildings that are the subject of this application, other than those works approved in accordance with condition 3 of this decision notice.
9. No additional stone shall be used in the construction of the exterior wall without the prior written approval of the Local Planning Authority, and following submission of a sample of stone.
10. Notwithstanding the submitted details, no roofing material shall be removed from the building or otherwise disturbed unless otherwise agreed in writing with the Local Planning Authority and following submission of details to include extent of removal, methodology for removal, and details of relaying to include a sample of any additional roofing slates to be used.
11. The area annotated "staff parking for proposed conversions" on submitted drawing number "2/1revB" shall be remain free from obstruction at all times and available for the parking of private vehicles for the property that is the subject of this application unless a variation is first agreed in writing with the Local Planning Authority.
12. No external lighting shall be erected, other than such lighting as may be approved in writing by the Local Planning Authority.
13. The works hereby approved shall be carried out only in accordance with the recommendations laid out on page 7 of the submitted Bat Tree Survey report (dated May 2009) and page 14 of the submitted Bat Survey report (dated March 2009) compiled by Access Ecology, unless a variation is first agreed in writing with the Local Planning Authority.

## Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
- 2, 3. 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
- 4, 5, 6, 7, To preserve and enhance the character and appearance of the building/area
- 8, 9, 10,
- 12

11. In the interests of highway safety
13. In the interests of preserving the wildlife of the National Park and internationally protected species.

## Notes to Applicant:

## REASON FOR GRANT

The proposed development, by reason of its location, appearance, and details is considered to be acceptable when assessed against its impact in terms of the natural beauty, wildlife, and cultural heritage of the National Park, the general standards of design, the structural integrity of the buildings, the amenities of occupiers of surrounding properties, local highway conditions, flood risk, rights of way, and the principle of creating a residential unit in this location. As such, the development is considered to comply with policies contained within the Yorkshire Dales Local Plan 2006, including policies GP1, GP2, GP6, U1, U2, U7, NE7, B7, B13, B14, B15, B16, TA1, and TA14.

## INFORMATIVES

Your attention is drawn to the conditions of this consent. All conditions must be complied with and any additional information required for submission must be submitted to the Local Planning Authority at the time specified in the condition. Your attention is drawn to the Authority's powers of enforcement, including the power to issue a breach of conditions notice under S. 187A Town and Country Planning Act 1990 (as amended).

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The development work is very close to the public footpath which must remain free from obstruction at all times from any materials, plant, scaffold, vehicles, barriers or anything else associated with the development.

If it is necessary to prevent walkers using the route, for reasons of building or health & safety, then the applicant must contact the Area Ranger (James Lamb 01748 884060, [James.Lamb@yorkshiredales.org.uk](mailto:James.Lamb@yorkshiredales.org.uk)) at least 6 weeks prior to the intended start of work, as a temporary closure order will be required. This notice is required so that a temporary prohibition of pedestrians order can be issued by the authority, the duration of which is 6 months. The applicant is liable for any costs associated with making the order.

This process is initiated by the applicant contacting the Area Ranger, James Lamb 01748 884060, [James.Lamb@yorkshiredales.org.uk](mailto:James.Lamb@yorkshiredales.org.uk)

**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.*