

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 Mrs R Gibson
John Coward Architects

Decision No: S/03/481

The above named Authority being the Local Planning Authority for the purposes of your application received on 19/11/2009 for full planning permission for conversion of attached barn and out buildings to provide additional living and bedroom accommodation and erection of extension to the south side of farmhouse to form caravan reception and boot room at Cross Hall Farm, Cautley, SD687939 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 19 November 2009, except as may be varied by written agreement with the Local Planning Authority.
3. The window frames shall be recessed by a minimum of 150 mm from the external face of the wall in which they are set and shall be retained as such in perpetuity.
4. Window frames shall be made of timber (and shall be painted/stained dark brown, or such other colour as may be agreed in writing by the Local Planning Authority), and shall be retained as such in perpetuity.
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995, or any Order revoking and re-enacting that Order, or the details submitted with the application, no consent is hereby granted for installation of external lighting. A scheme of external lighting shall have been submitted to and approved in writing by the Local Planning Authority prior to installation of external lighting. The scheme shall detail lighting that projects downwards only and that is of the minimum luminosity required. Thereafter the development shall proceed strictly as approved.

*YDNPA
CERTIFIED COPY*

Date: 15 JAN 2010

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Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

6. Notwithstanding the provisions of Classes A, B, D, E, F, G & H of Part 1 and Classes A, B & C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and Classes A, B, D, E & F of Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 or any Order revoking and re-enacting those Orders, no enlargements, improvements, alterations shall be made, buildings or means of enclosure constructed within the curtilage, hard surfacing or accesses created, attachments added, painting of the exterior walls carried out or the installation of micro generation equipment be added to the building) or its curtilage the subject of this permission, including garages, porches, dormer windows and other extensions, sheds, greenhouses, satellite antennae, hard surfaces, accesses, oil tanks, solar panels, wind turbines etc without the express grant of planning permission by the Local Planning Authority.
7. The external walls of the building(s), 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 at Cross Hall.
8. No development shall commence until a sample of the roof to be used has been approved in writing by the Local Planning Authority.
9. All rainwater goods and other external pipework, including fixings, shall be 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 and shall be retained as such in perpetuity
10. Notwithstanding the details on the approved plans, the roof lights hereby approved shall, when closed, be fitted flush with the external surface of the roof covering and no part of the roof light shall protrude above the plane of the roof. The roof lights once fitted shall remain compliant with this condition unless otherwise agreed in writing by 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. 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. To ensure that development does not detract from the character and appearance of the original building or its setting.
4. To match the material of which these components have, traditionally, been made and which contribute to the appearance and character of settlements in the National Park. Also to avoid an inappropriate colour.
5. In order to protect the amenity of the area from unnecessary light pollution.
6. In the interest of retaining the character and appearance of the building and the amenities of neighbours
7. In the interests of preserving the existing character and appearance of the surrounding area.
8. In the interest of preserving the existing character and appearance of the surrounding area.
9. To match the colour which these components have had, traditionally, in the interests of the

appearance and character of the locality.

10. In the interest of retaining the character and appearance of the building

Notes to Applicant:

N.B. This site may be home to nesting birds and/or roosting bats. These are protected by the Wildlife & Countryside Act 1981. You should reassure yourself that protected species are not present before work commences. If protected species are present it may be possible to establish measures to accommodate any building work. If you are concerned that protected species might be present you should contact the National Park Authority's Wildlife Conservation Officer on 0870 1 666333, or English Nature at Asquith House, Leyburn Business Park, Harmby Road, Leyburn, North Yorkshire. DL8 5QA Tel. 01969 623447.

Reasons for approval: Complies with Policies B15 (Conversion of Traditional Buildings), Policies B14 (extensions and alterations to dwellings), GP2 (General Design Policy). No significant detriment to the amenity of neighbours or the area. The proposal respects the architectural integrity and character of the existing building and of the surrounding development and the setting of the adjacent listed building setting.

NOTE: Other than that which has been identified on either the submitted plans or in supporting documents this permission does not convey any permission for the demolition or removal of any external walls, sections of external wall, or any other external stone feature including the stone steps or the removal and relaying of the roof of the building. Any demolition, or removal of walls and other stone features, including the roof, over and above the minimum that is required to carry out the works that have been identified above could invalidate the planning permission. The applicant is advised to notify the local planning authority prior to carrying out any structural works affecting the external fabric of the building, in order that the extent of these works can be assessed as to the effect that they could have on the planning permission.

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