

RYEDALE DISTRICT COUNCIL
APPLICATION UNDER SECTION 73 OF
THE TOWN & COUNTRY PLANNING ACT 1990
TO CARRY OUT DEVELOPMENT WITHOUT COMPLYING WITH
CONDITIONS OF AN EARLIER PERMISSION

NOTICE OF APPROVAL

**RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS
CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE APPROVED
SUBJECT TO THE STATED CONDITIONS:**

Application No: 21/00217/73

Proposal: Variation of condition 02 of planning approval 20/00784/FUL dated 17.11.2020 -
to allow alterations to the design of the cottage ornee

at: Ravenswick Hall Young Bank Lane Kirkbymoorside YO62 7LT

for: C/O Agent

Decision Date: 7 May 2021

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

C/O Agent
C/O Miss Katie Hutchings (Peacock + Smith)
8 Baltic Street East
EC1Y 0UP

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 06th May 2024.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: Elevations ref. 5766/01, dated February 2021, Floor Plans & Sections ref. 5766/02 dated February 2021 and Porch of Cottage ref. 5766/03, dated February 2021.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 03 Prior to the enjoyment of the recreational building, details of any external lighting should be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that the distinctive elements of the Fringe of the Moors Landscape character are protected and comply with Policy SP13 of the Ryedale Plan

- 04 The development hereby permitted shall be used only insofar as it forms an annexe/extension to the dwelling currently known as Ravenswick Hall and shall at no time be occupied as a separate or self-contained dwelling unit.

Reason: The application site is within an area where planning policy precludes the provision of new dwellings other than those essential in the interests of agriculture or forestry.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE DISTRICT COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.



HEAD OF PLANNING

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