



**TOWN & COUNTRY PLANNING ACT 1990  
HOUSEHOLDER APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT**

**NORTH YORKSHIRE COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED  
THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE  
CONDITIONS STATED BELOW:**

**Application No:** 23/00160/HOUSE

**Proposal:** Removal of the concrete tiles to the rear elevation roofslope and replacement with synthetic slate

**at:** 13 Dale End Kirkbymoorside North Yorkshire YO62 6EE

**for:** Mr Aidan Delacey-Simms

**Decision Date:** 6 April 2023

**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 SP12 Heritage  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Practice Guidance

**CONDITIONS AND ASSOCIATED REASONS**

01 The development hereby permitted shall be begun on or before 5<sup>th</sup> April 2026.

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:

Site Location Plan, scanned to file 28.02.2023  
Supporting Photos and Detailed Annotated Plans, scanned to file 28.02.2023

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

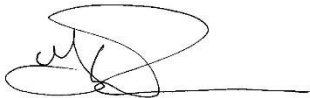
- 03 The materials of the development hereby approved shall be in accordance with the details included on the planning application form/plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

*In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.*

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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.



Trevor Watson  
Assistant Director – Planning

**Date: 6th April 2023**

Mr Aidan Delacey-Simms  
13 Dale End  
Kirkbymoorside  
YO62 6EE

**NOTES**

This is an approval under the Town and Country Planning Act only.

**YOUR RIGHTS OF APPEAL ARE AVAILABLE AT [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning)**