



**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: 23/00206/HOUSE

Proposal: Conversion of 2no existing integral garages to habitable rooms with alterations to external openings, installation of solar PV panels to the rear elevation, installation of 3no conservation rooflights to the rear elevation, installation of replacement windows, removal of 2no boiler flues and installation of replacement flues on the rear elevation

at: Westfield House 87 West End Kirkbymoorside North Yorkshire YO62 6AD

for: Dr and Mrs Thornton

Decision Date: 19 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 SP16 Design
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 18th 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 documents/plan(s):

- o North Elevation As Proposed - Drawing Number 220901 PR100
- o West Elevation As Proposed - Drawing Number 220901 PR102
- o South Elevation As Proposed - Drawing Number 220901 PR101
- o Section AA - As Proposed - Drawing Number 220901 PR210
- o Ground Floor Plan - As Proposed - Drawing Number 220901 PR010
- o First Floor Plan - As Proposed - Drawing Number 220901 PR011
- o Second Floor Plan - As Proposed - Drawing Number 220901 PR012
- o Site Location Plan - Drawing Number EX001

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

03 Parking areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

04 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

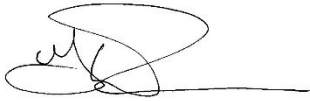
The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. Construction method statement
2. the parking of contractors' site operatives and visitor's vehicles;
3. areas for storage of plant and materials used in constructing the development clear of the highway;
4. details of site working hours;
5. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity

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.

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: 19th April 2023

Dr and Mrs Thornton
C/O Mr Anthony Carlile (Carlile Architects Ltd)
Flat 73
Bevin Court
Cruikshank Street
London
WC1X 9HB

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