



**TOWN & COUNTRY PLANNING ACT 1990
FULL 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: 23/00217/FUL
Proposal: Erection of a single storey extension to the south elevation of the Palm House
at: Ravenswick Hall Young Bank Lane Kirkbymoorside North Yorkshire YO62 7LT
for: Mr Rob Smith (The Ravenswick Estate)
Decision Date: 28 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 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 27th 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 27.04.2023
Proposed Site Plan, drawing number 5766/03A, scanned to file 28.03.2023
Proposed Palmhouse Site Plan with Image, drawing number 6731-CHOK-GH-GF-DR-P-0100-010A Rev A, scanned to file 28.03.2023
Proposed Palmhouse Site Plan with Topo, drawing number 6731-CHOK-GH-GF-DR-P-0100-010B Rev A, scanned to file 28.03.2023
Proposed - Plan at FFL, drawing number 6731-CHOK-PH-ZZ-DR-P-0100-004 Rev A, scanned to file 28.03.2023

Proposed - General Views, drawing number 6731-CHOK-PH-ZZ-DR-P-0100-003 Rev A,
scanned to file 28.03.2023

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.

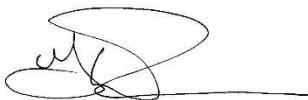
Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 04 The timber frame of the building hereby approved shall be painted in a white/off white/cream shade and thereafter retained as such.

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

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: 28th April 2023

Mr Rob Smith (The Ravenswick Estate)
C/O Mr Tom Procter (Peacock And Smith Ltd)
Central House
47 St Pauls House
Leeds
LS1 2TE

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