

NOTICE OF DECISION

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

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

DECISION NO: ZE23/04743/LBC
PROPOSAL: Replacement of existing 3no. ground floor single glazed timber framed bay windows on the front elevation with single glazed timber framed bay windows and rebuild 1no. ground floor single glazed timber framed bay window on the side elevation
LOCATION: 12 Market Place Kirkbymoorside YO62 6DA
APPLICANT: Mr Simon Musto
DATE: 2nd February 2024

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
National Planning Policy Framework
National Planning Practice Guidance

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

- Proposed Window Cross Sections - scanned into file 8.12.2023
- Site Location Plan - scanned into file 8.12.2023

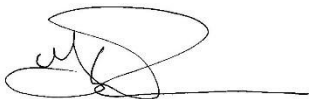
Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP12 of the Ryedale Plan - Local Plan Strategy.

03 Any safety glass used to form the bottom two rows of the three bay windows on the front elevation, shall be installed to ensure that a kitemark is not visible.

Reason: To protect the character and appearance of the Listed Building in accordance with SP12 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 Planning 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 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: 2nd February 2024

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