



## NOTICE OF DECISION

### 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:** ZE23/06915/FUL

**Proposal:** Change of use from bookmakers to form 1no. residential apartment including alterations to the fenestrations

**at:** 1 Crown Square Kirkbymoorside YO62 6AY

**for:** Ms H Jenkins

**Decision Date:** 29 January 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 SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing  
Local Plan Strategy - Policy SP4 Type and Mix of New Housing  
Local Plan Strategy - Policy SP7 Town Centres and Retailing  
Local Plan Strategy - Policy SP12 Heritage  
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  
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 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):

- Proposed Plan, Sections & Elevations - Drawing Number PL\_001 dated 12/2023
- Existing Plans and Elevations (including Site Location Plan) - Drawing Number EX\_001 dated 10/2023

Reason: For the avoidance of doubt and in the interests of proper planning, and to be in accordance with Policy SP12 (Heritage), SP16 (Design) and SP20 (Generic Development Management Issues)

03 The materials of the development hereby approved shall be in accordance with the details included in the Planning Application Form (scanned to file on 11.12.2023) unless otherwise agreed in writing by the Local Planning Authority.


Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the 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.*

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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.

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Trevor Watson  
Assistant Director – Planning

**Date: 29th January 2024**

Ms H Jenkins  
C/O Mr Patrick Cuddy (Patrick Cuddy Architect)  
Town Farm House  
9 High Market Place  
Kirkbymoorside  
York  
YO62 6AT

**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)**

