



## 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:** ZE24/00060/FUL

**Proposal:** Change of use and alteration of attached outbuilding to form a 3no. bedroom dwelling and erection of two-storey lean-to extension following demolition of existing lean-to extension in addition to installation of 2no. rooflights to west elevation roof slope and replacement shop facilities to existing ground floor retail unit (part retrospective)

**at:** 6 Market Place Kirkbymoorside YO62 6DB

**for:** Mr Peter Johnson

**Decision Date:** 8 May 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 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

Local Plan Strategy - Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework

National Planning Practice Guidance

## **CONDITIONS AND ASSOCIATED REASONS**

- 01 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan, scanned to file 21.03.2024

Existing and Proposed Block Plans, drawing number P50 Revision A dated 19.01.2024, scanned to file 21.03.2024

Proposed Elevations, drawing number P40 Revision A dated 19.01.2024, scanned to file 21.03.2024

Proposed Floor Plans, drawing number P30 Revision A dated 19.01.2024, scanned to file 21.03.2024

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

- 02 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 SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 03 Prior to its installation, further details of the new front door and shopfront, to include samples of the materials and colour finishes, shall be submitted to and approved in writing by the Local Planning Authority. The new front door and shopfront shall be implemented in accordance with the approved scheme and thereafter retained as such. The submitted details shall be in line with the Ryedale Shopfront and Signs Supplementary Planning Document.

Reason: to ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 04 The render to be used in the external walls of the extension shall match that of the host building.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 05 The proposed rooflights shall be of a conservation type and be top hung opening and shall thereafter be maintained.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 06 Prior to the occupation of the dwelling hereby approved, the provision of surface and foul water discharges must be completed to the satisfaction of an approved Building Control Officer.

Reason: To ensure that no discharges take place until proper provision has been made for their disposal and to satisfy the requirements of Policies SP17 and SP19 of the Ryedale Plan - Local Plan Strategy.

## INFORMATIVE(S)

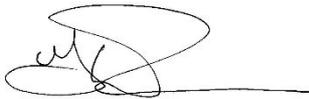
- 01 Your attention is drawn to the need to obtain Building Regulations Approval for the works hereby approved.

*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: 8th May 2024**

Mr Peter Johnson  
C/O Mr Paul Smith (Moliorgreen Architecture Limited)  
Tancred House  
Hawnby  
York  
YO62 5QS

### 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)**