

NOTICE OF DECISION

**TOWN AND 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:

DECISION NO: ZE24/00326/HOUSE
PROPOSAL: Installation of 2no. double glazed timber framed sliding sash windows as replacement to existing single glazed timber sliding sash windows
LOCATION: 38 Piercy End Kirkbymoorside North Yorkshire YO62 6DF
APPLICANT: Mr Nigel Carr
DATE: 1st August 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
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 plans and documents:
Site Location Plan, dated 11.03.2024, scanned to file 18.03.2024

Proposed Elevations dated 02.03.2024, scanned to file 18.03.2024 (insofar as it relates to the installation of 2no. vertical sliding sash windows only)

Detailed elevational and cross section drawing, dated 14.06.2024, scanned to file 08.07.2024

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.

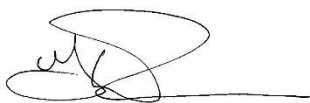
Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 04 Unless otherwise agreed in writing by the Local Planning Authority, all external joinery shall be constructed from timber and maintained in a painted finish.

Reason: To ensure a satisfactory external appearance and to preserve the character of the dwelling and Conservation Area in compliance with the requirements of Policies SP12, SP16 and SP20 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: 1st August 2024

Mr Nigel Carr

38 Piercy End
Kirkbymoorside
YO626DF

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