

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: ZE25/00901/LBC
PROPOSAL: Full decorations to pub and letting rooms. New floor coverings. New lighting to existing points. New items of joinery and seating. New vanity in ladies. Removing a stud wall and moving forward to create reception desk. New items of joinery in the letting rooms.
LOCATION: George And Dragon Hotel 17 Market Place Kirkbymoorside North Yorkshire
APPLICANT: Mr Chris Wall (Valiant Pub Company)
DATE: 21st October 2025

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.

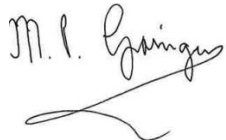
02 The development hereby permitted shall be carried out in accordance with the following approved documents/plan(s):

- Revised Ground Floor - Drawing number 3803-12-RevB - Dated 26/09/2025
- Revised First Floor and Cellar - Drawing number 3803-6-RevA - Dated 26/09/2025
- Revised Ground Floor, First Floor, Second Floor Hotel - Drawing number 3803-14-RevA - Dated 26/09/2025
- Revised Block Plan - Drawing number 3803-15-RevB - Dated 26/09/2025
- Revised Site Location Plan - Drawing number 3803-16-RevB - Dated 26/09/2025

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

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.



Martin Grainger
Head of Development Management

Date: 21st October 2025

Mr Chris Wall (Valiant Pub Company)
C/O Mrs Alison Powell (Concept IDL Ltd)
Suite I, Sheffield Business Park
Sheffield Business Centre
Europa Link
Sheffield
S9 1XZ
United Kingdom

NOTES

This is an approval under the Town and Country Planning Act only.

YOUR RIGHTS OF APPEAL

i.) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with sections 20 and 21 of the Planning (Listed buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

ii.) If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.