

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: ZE25/01361/LBC
PROPOSAL: Erection of brick outbuilding to serve both 75 West End and the private domestic garden to the rear (retrospective)
LOCATION: 75 West End Kirkbymoorside North Yorkshire YO62 6AD
APPLICANT: Mr Geoff Abbott
DATE: 27th February 2026

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:

CONDITIONS AND ASSOCIATED REASONS

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

- Elevations drawing number 4854-2
- Site Plan drawing number 2434-300-02

Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with Policies SP12, SP16 and SP20 in accordance with the adopted Ryedale Plan - Local Plan Strategy.

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 appearance and to satisfy the requirements of Policy SP12 and SP16 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.



Martin Grainger
Head of Development Management

Date: 27th February 2026

Mr Geoff Abbott
C/O Mr Richard Waller
Woodbine Cottage
Westgate
Thornton Le Dale
Pickering
YO18 7SG

NOTES

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

YOUR RIGHTS OF APPEAL

1. NOTIFICATION TO BE SENT TO APPLICANT ON REFUSAL OF LISTED BUILDING CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

- 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.

2. NOTIFICATION TO BE SENT TO APPLICANT ON REFUSAL TO VARY OR DISCHARGE CONDITIONS ATTACHED TO LISTED BUILDING CONSENT OR ON THE ADDITION OF NEW CONDITIONS CONSEQUENTIAL UPON VARIATION OR DISCHARGE

If the applicant is aggrieved by the decision of the local planning authority :-

- (a) to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- (b) to add new conditions consequential upon any such variation or discharge,

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 his power unless there are special circumstances which excuse the delay in giving notice of appeal.

If an aggrieved applicant wishes to exercise his right as above mentioned, he should do so on the appropriate form, obtainable from:-

The Planning Inspectorate
Customer Service Unit
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Tel 0303 444 5000 or visit www.gov.uk/government/organisations/planning-inspectorate

No consent, hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the Council in whose area the site of the proposed development is situated; or of obtaining approval under any other Bye-Laws, Local Acts, Orders, Regulations and Statutory Provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.