

**RYEDALE DISTRICT COUNCIL**  
**TOWN & COUNTRY PLANNING ACT 1990**  
**FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT**  
**RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS**  
**CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED**  
**SUBJECT TO THE CONDITIONS STATED BELOW:**

**Application No:** 17/00670/FUL  
**Proposal:** Replacement of all existing windows, front entrance doors and rear patio doors with PVCU windows and doors (revised details to approval 16/01590/FUL dated 11.11.2016)  
**at:** 1-18 Town Farm Close Kirkbymoorside North Yorkshire YO62 6AU  
**for:** Yorkshire Housing  
**Decision Date:** 4 September 2017

**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

**CONDITIONS AND ASSOCIATED REASONS**

01 The development hereby permitted shall be begun on or before 3rd September 2020.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

Yorkshire Housing  
C/O POD LLP (Mr Simon Foulkes)  
Unit 313  
Metal Box Factory  
30 Great Guildford Street  
London  
SE1 0HS

APPN NO: 17/00670/FUL

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

Proposed Window Details- Drawing No: GA/692, GA/070-NS

Proposed Door Details - Date Validated on 26/06/17

Proposed Elevations - Date Validated on 26/06/17

Site Location Plan - Date Validated on 26/06/17

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

**Footnote :**

*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 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 DISTRICT 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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HEAD OF PLANNING

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