
Minute 100/03(07)

**CASE NUMBER:
04/00777/CON**

GRID REF: EAST 444668 NORTH 460676

APPLICATION NO.: 6.88.71.A.CON

LOCATION:

Village Bungalow Main Street Little Ouseburn York North Yorkshire YO5 9TD

PROPOSAL:

Conservation Area application for the demolition of 1no detached dwelling and 1no detached garage.

APPLICANT: R B D A Ltd

APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 06.04.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV
- 4 Prior to the demolition work commencing, trees on the site which are to be retained, (including the tree within the verge to the site frontage and those overhanging the western boundary of the site) in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority, shall be protected at the edge of their canopies by chestnut paling or other approved fencing and no materials shall be stored or the existing level of the ground altered, within the protected area.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CM01R VISUAL AMENITY
- 4 CM02R HEALTH AND AMENITY OF THE TREE(S)

JUSTIFICATION FOR GRANTING CONSENT:

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, all relevant policies in national Planning Policy Guidance Notes or other statements of

Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

(UNANIMOUS DECISION)