

**NORTH YORKSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION  
TO VARY OR MODIFY AN EXISTING PLANNING PERMISSION**

**To :** **Mr Peter Nixon**  
**c/o Mr Alex Pressley**  
**Harelands Courtyards Offices**  
**Melsonby**  
**Richmond**  
**DL10 5NY**

The above named Council being the Planning Authority for the purposes of your application received on 30 September 2025, in respect of the following proposal :

**Proposal :** **Variation of condition 2 attached to planning permission ZD25/00389/FULL - Garden wall to be demolished in order to create new foundations for a more robust party wall including a parapet detail. Existing party garden wall to be demolished and proposed wall constructed entirely on the applicant's property**

**Location :** **2 High Green  
Aldbrough St John  
Richmond  
North Yorkshire  
DL11 7SY**

have considered your said application and have **GRANTED** permission subject to the general condition (to ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990) that :

and subject to the following conditions :-

1. The development hereby permitted shall begin no later than three years from 18.08.2025, the date of the Full planning permission grant.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be constructed in accordance with the materials as detailed and shown on the application form and proposed plans
  - a) Planning Application and Location Plan
  - b) Existing plans (EX01\_B Dated May 2025)
  - c) Proposed plans (PR01 Dated June 2025)
  - d) Revised Plans/ Drainage plan (PR02 & PR03 Dated August 2025)
  - e) Party Wall Section Sketch (P1713 PR02)
  - f) Planning Statement (Produced by JohnsonClark)

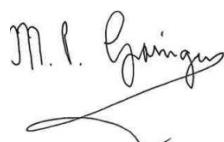
Reason for condition: To ensure that the external appearance of the development is an appropriate design and quality.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - a) Planning Application and Location Plan
  - b) Existing plans (EX01\_B Dated May 2025)
  - c) Proposed plans (PR01 Dated June 2025)
  - d) Revised Plans/ Drainage plan (PR02 & PR03 Dated August 2025)
  - e) Party Wall Section Sketch (P1713 PR02)
  - f) Planning Statement (Produced by JohnsonClark)

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Footnote :

In dealing with and determining this application, the 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.



Martin Grainger  
Head of Development Management

**DATE** 1 December 2025

**NOTES**

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, 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.

**YOUR RIGHTS OF APPEAL ARE AVAILABLE AT [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning)**

**NOTES**

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval under the Building Regulations or of obtaining approval under any other Bye-Laws, local Acts, order, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.