

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)
Mr Mark Hill (Head of Development Management)

From: Mrs Ailsa Teasdale

File Ref: NYM/2017/0717/FL

Application for conversion of and extensions to outbuildings to form 1 no. local occupancy dwelling together with alterations and extension to existing dwelling at 10 South End, Osmotherley

For: K Livingston, 10 South End, Osmotherley, DL6 3BL

I enclose for your attention the file relating to the above planning application which was **approved** by the Planning Committee on 05 September 2019, subject to the change to the development description listed below and also the following additional and altered conditions:

Application for conversion of and extensions to outbuildings to form 1 no. principal residence dwelling together with alterations to existing dwelling at 10 South End

Variation to proposed condition:

Condition 4 – Principal Residence - “The application property hereby permitted, shall be used as a principal residential dwelling (Class C3) and for no other purpose including any other use in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The property shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home. The occupants shall supply to the local planning authority (within 14 days of the local planning authority’s request to do so) such information as the local planning authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the property shall not be used as a single unit of holiday letting accommodation.

Additional condition:

Condition 24 – LNDS00 (RSN LNDS03)

No work shall commence to clear the site in preparation for works beginning on the conversion element of the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

At the Planning Committee meeting it was suggested that an additional condition should be imposed to require further details of the boundary walls to be submitted, however the Conditions already proposed take away permitted development rights for means of enclosure (Condition 3) and also require details of boundary treatment to be submitted (Condition 19) and therefore no further action is considered to be required with regard to this matter.

Following the Committee Meeting the applicant has also requested an amendment to condition 7 in order to refer specifically to the barn conversion element only. As such the condition should read as follows:

7. No work shall commence on the conversion of the outbuildings element to which this permission relates until a full Conservation Structural Survey and condition report from an appropriately qualified professional from a Conservation background has been submitted to and approved in writing by the Local Planning Authority. This report shall include an assessment of the extent to which works or repairs are necessary and the amount of new structural work needed to enable the conversion. All new or reconstructed walls shall be traditionally constructed (i.e. not block built) off limecrete foundations and should be plastered with non-hydraulic lime. The work shall not be carried out otherwise than in accordance with the approved details.

Following this request it is felt that condition 3 should be amended as follows:

6. No work shall commence on the demolition of any part of the outbuildings conversion to which this permission relates until a legally binding contract has been made for the carrying out of the works of redevelopment of the site and submitted to the Local Planning Authority for written approval (or in the absence of such a contract an alternative confirmation of commencement of the development has been submitted to and agreed to in writing by the Local Planning Authority) and planning permission has been granted for the redevelopment for which the contract provides.

I should be pleased if you would approve the issue of the decision notice.

Signed: Mr Chris France

Date: 12/09/2019