

Our Ref SGB/AB

NYMNP/PA

29/04/2020

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

29th April 2020

Dear Sir/Madam

Re: Section 73 Application, Variation of Occupancy Condition, The Oaks, Littlebeck

I write this letter in support of a planning application for the removal of condition 3 on the decision notice issued by the North York Moors National Park in 2018, under reference number NYM/2018/0680/FL relating to the conversion of the building known as the gnome carver's workshop at Littlebeck to provide a holiday cottage.

As the National Park will appreciate, following the impact of coronavirus, the applicant has received no income from the property during the present year, with no realistic prospect for things changing in the near future. Having taken a long-term view of the situation, he has decided that it would be more appropriate to allow the building to be occupied on a permanent basis by those who would meet the requirements of the local needs occupancy approach set out in Core Policy J of the Local Plan. Accordingly, he seeks to allow the property to be occupied in accordance with the local occupancy criteria through the removal of the present restrictive condition. He appreciates that the National Park will wish to impose the local occupancy criteria that are set out in Core Policy J.

It is appreciated that the Park will wish to replace condition 3 with an alternative wider occupancy condition, based upon the local needs criteria in Policy J. We have no objection to this.

If the Park have any concerns concerning the submission, we would be very pleased to assist further.

Yours faithfully

Steve Barker BSc (Hons) MRTPI DMS
Managing Director
Prism Planning

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